HISTORIC CONSERVATION BOARD AGENDA

5th Floor Conference Room 805 Central Ave, II Centennial

Monday, June 5, 2017 at 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS:

Item 1. 1532 Republic Street The applicant requests a Certificate of Appropriateness to

rehabilitate a single family home, including modification to an exterior stair and brick in-fill. Also, the applicant proposes to construct a rear garage addition in the Over-the-Rhine Historic

District.

Applicant: SARAH CORNELL

Owner: OTR HOLDINGS INC

Staff Report: BETH JOHNSON

Item 2. 102 Findlay Street The applicant requests a Certificate of Appropriateness to

construct a roof top deck in the Over-the-Rhine Historic District.

Applicant: SCOTT MASTURZO

Owner: JSK PROPS LLC

Staff Report: BETH JOHNSON

OTHER BUSINESS

ADJOURN

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA2017031 APPLICANT: Sarah Cornell

OWNER: Storied Homes OTR, LLC ADDRESS: 1532 Republic Street 081-0004-0043-00

ZONING: CC-P

OVERLAYS: Over-the-Rhine Historic District

COMMUNITY: Over-the-Rhine REPORT DATE: May 17, 2017 HEARING DATE: June 5, 2017

STAFF REVIEW: Beth Johnson Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) demolition of an attached rear staircase and the construction of a new attached garage. The new garage addition would include a rooftop deck. The project also proposes a façade restoration and repair including removing inappropriate windows and doors with replacement of appropriate materials and design.

Existing Conditions:

The property at 1532 Republic Street is a ca. 1873 three story second empire residence located on the east side of Republic Street just south of Liberty Street. The building features a stone foundation, brick-bearing walls, window openings with original arched double-hung wood sash and stone surrounds and a flat roof. The front façade is painted. A historic wood-frame summer kitchen addition is located on the rear of the building. The rear of the building backs up to Artist Alley. A narrow strip of landscaping separates the alley from E. Liberty Street to the north.



Figure 1: 1532 Republic Street. Image provided by applicant.



Figure 2: Map of 1532 Republic Street. Map provided by CAGIS.

Proposed Conditions:

The applicant is proposing to the following at 1532 Republic Street

- Demolish the rear stair case and frame infill at the rear breezeway.
- Build a one story brick façade garage. It will be the width of the building at 14 feet tall. The only opening in the façade will be a garage door.
- The building will have a parapet roof for a roof deck.
- Infill the upper floors of the breezeway with brick set back slightly
- Repaint the entire building
- New Pella one over one aluminum clad wood windows, or equivalent
- New Pella exterior paneled doors with transoms on the front.
- Turn a window on the rear into a full light door to provide access to the rear deck.

Previous Reviews: N/A

Applicable Zoning Code Sections:

HCB authority: Section 1435-05-4

Overlays: Section 1435 Historic Preservation

Historic District/Reg: Over the Rhine Historic District

COA Standard: <u>Section 1435-09-2</u> Certificate of Appropriateness;

Standard of Review

Details of Zoning Relief Required:

The applicant is in a CC-P Zoning District. A single family use is permitted and as the building is an existing building there are no setback requirements for the rear setback. The proposed project is in compliance with zoning regulations.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required the rear addition. The rear addition is a one story garage in a brick material. It is a simple design and is an appropriate addition to the building. It is understated and compliments the building well, while providing a garage and off street parking for the rehabilitated single family home.

Comments on Applicable Guidelines

Demolition

4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

The proposal includes the demolition of a non-appropriate and deteriorating rear staircase. The staircase is in poor condition, is not original and the design and construction detracts for the building as it is a utilitarian structure that was not placed or designed well.

Additions

Intent and General Guidelines

- Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
- 2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
- 3. Additions should not overpower the original building.
- 4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The new garage addition will be compatible in character and sympathetic to the design of the original building. The addition follows the "Intent and General Guidelines" section on "Additions" in the Over-the-Rhine Historic Conservation Guidelines. The addition will be a wood-frame addition faced with painted wood lap siding, and has a slight detail with horizontal band on the facade. It is common in Over-the-Rhine to have one story rear additions that originally acted as summer kitchens or early garages. These additions were often in frame even if the original building was in brick. The one-story addition will not overpower the original building. The rear setback will be 16 feet 4 inches off the property line, which is consistent with adjacent setbacks and provides enough space to for proper vehicular access.

Site Improvements

4. Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The rooftop deck proposed for the garage will not be visible from the principal façade fronting Republic Street, and will be minimally visible from the rear of the property, including E. Liberty Street. The deck will be screened by a brick parapet wall that will act as the railing. When viewed from the rear, the deck itself will not be visible. Access to the deck will be granted through a new doorway in an existing window opening on the second floor of the east elevation

Rehabilitation

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

The applicant also proposes to replace all the exterior windows and doors with appropriate aluminum clad wood windows and paneled doors. All of the original windows have been removed and replaced with inappropriate windows and doors. The new windows will bring the building into compliance with the architecture and quidelines.

Other Considerations: N/A

Prehearing Results: A Prehearing was held on May 17, 2017. The applicant and a representative from the OTR Infill committee were in attendance. No other parties attended.

Comments Provided to Staff: N/A

Consistency with Plan Cincinnati (2012):

"Sustain" Initiative Area "Preserve our built history"

Recommendation:

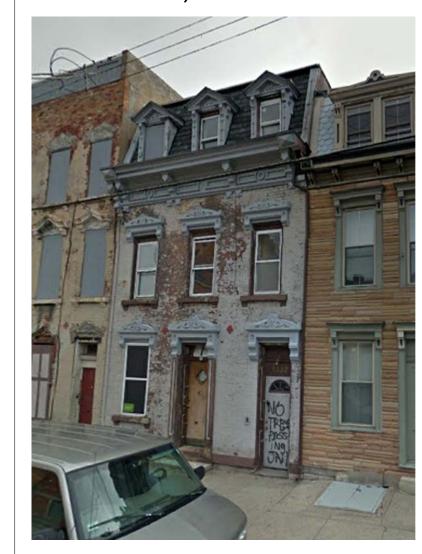
Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A.) APPROVE a Certificate of Appropriateness for 1532 Republic Street submitted by Sarah Cornell, dated 5/22/2017 including any revisions submitted for permit subject to staff review and approval with the following conditions.
 - a. The siding shall be between a 4-6" reveal
 - b. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- **B.) FINDING:** The Board makes this determination per Section 1435-09-2:
 - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

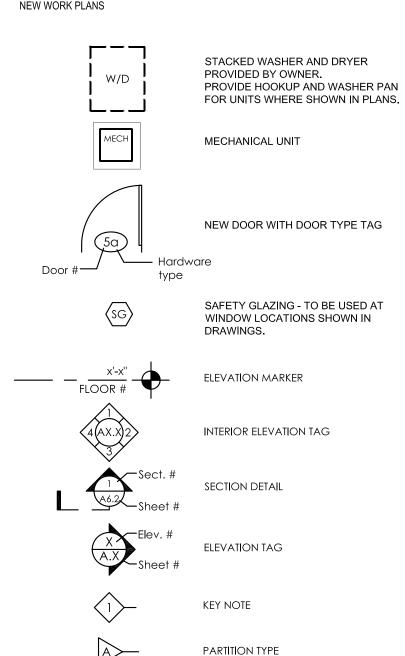
REPUBLIC RESIDENCE

1532 Republic Street Cincinnati, Ohio 45202



GRAPHIC SYMBOLS

NEW WORK PLANS



WINDOW TYPE

SHEET INDEX

- A0.0 COVER SHEET A0.1 STRUCTURAL DETAILS AND PROJECT SPECIFICATIONS
- A1.0 SITE PLAN AND DETAILS
- A2.0 DEMOLITION PLANS A2.1 DEMOLITION PLANS
- A3.0 NEW WORK PLANS A3.1 NEW WORK PLANS
- A5.0 EXTERIOR ELEVATIONS, SECTIONS AND
- A5.1 EXTERIOR SECTIONS AND DETAILS
- A6.0 INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS

SCOPE OF WORK

THIS PROJECT IS THE RENOVATION OF AN EXISTING THREE-STORY, 2-FAMILY RESIDENTIAL BUILDING INTO A SINGLE-FAMILY HOME.

THE PROJECT INVOLVES CONSTRUCTING A GARAGE ADDITION WITH A ROOF DECK BEHIND THE BUILDING, ADDING A RATED WALL ENCLOSURE AT THE PARTY WALL ALONG THE BREEZEWAY. CLEANING. REPAIR. AND PAINTING OF EXTERIOR MASONRY INCLUDING REBUILDING DAMAGED AREAS. AND A NEW CONCRETE DRIVE. INTERIOR WORK INCLUDES A NEW INTERIOR STAIR, NEW DOORS, WINDOWS, INSULATING EXTERIOR WALLS, NEW PARTITIONS, DRYWALL AND TRIM, AND NEW

WORK WILL INCLUDE NEW ELECTRICAL WIRING, LIGHT FIXTURES, NEW HVAC SYSTEM, AND NEW PLUMBING AND FIXTURES, TO BE SUBMITTED UNDER SEPARATE PERMITS.

PROJECT INFORMATION

CODES AND SPECIFICATIONS

- CODE: OHIO RESIDENTIAL CODE 2013 (ORC)
- ZONING: CC-P COMMERCIAL COMMUNITY HISTORIC DISTRICT: OVER-THE-RHINE
- 2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), AWC POWERS FASTENERS TECHNICAL MANUAL, 6TH ED.
- SIMPSON STRONG-TIE WOOD CONSTRUCTION CONNECTORS 2017-2018 TRUSJOIST BEAMS, HEADERS, AND COLUMNS, TJ-9000 SPECIFIER'S GUIDE
- "COMPRESSIVE STRENGTH OF CLAY BRICK WALLS," A.H.STANG ET AL, RP-108, BUREAU OF STANDARDS, 1928
- ACI 318-14- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ACI 301-16- SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

USE GROUP / OCCUPANCY

- RESIDENTIAL
- AREA: 1815 SF (TOTAL NSF)
- HEIGHT: 3 STORIES, 32'-11" (EXISTING)

CONSTRUCTION TYPE

WOOD - EXISTING EXTERIOR BEARING: MASONRY - EXISTING & NEW INTERIOR BEARING: MASONRY - EXISTING & NEW INTERIOR PARTITION: WOOD - EXISTING & NEW

FIRE-RESISTANCE RATINGS

. NEW EXTERIOR WALL WITHIN LESS THAN 5' OF PROPERTY LINE = I HR RATING (ORC TABLE 302.1)

WOOD - EXISTING & NEW

FIRST FLOOR LIVING/KITCHEN SPACE DOES NOT PROVIDE GLAZING FOR 8% OF FLOOR AREA. PER ORC SECTION 303.1, EXCEPTIONS 1 AND 2, THE MECHANICAL SYSTEM WILL PROVIDE .35 AIR CHANGES/HOUR OR WILL SUPPLY OUTDOOR AIR AT 15 CFM PER OCCUPANT (4), AND ARTIFICIAL LIGHTING WILL ILLUMINATE THE ROOM TO AN AVERAGE OF 6 FOOTCANDLES AT 30" FROM THE FLOOR.

- FLOOR LIVE LOAD = 40 PSF 1ST FL, 30 PSF 2ND & 3RD FL (L/360 MAXIMUM LIVE LOAD DEFLECTION) SNOW LOAD= 20 PSF GROUND SNOW LOAD W/ DRIFT LOADS ALONG REAR WALL ADJACENT TO GARAGE ROOF/ DECK PER ASCE 7-05
- 4. DEAD LOAD = 10 PSF FLOOR, 15 PSF ROOF, 80 PSF BRICK WALL (2-WYTHE) WIND = 12.8 PSF. (90 MPH WINDSPEED, EXPOSURE B, SIMPLIFIED METHOD FOR 5-DEGREE ROOF
- 6. PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF

- FOUNDATION ELEVATIONS ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUB-SURFACE SOIL CONDITION
- 2. FOOTINGS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL AND ARE AT LEAST 1 1/2 INCHES OUTSIDE CONCRETE LINES SHOWN ON PLANS. 3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED
- ENGINEERED FILL. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

- MATERIALS CONCRETE UNLESS NOTED: Fc' = 4000 PSF., NORMAL AGGREGATE
- CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: Fc' = 4000 PSI, AIR ENTRAINED. CONCRETE FOR FOOTINGS: Fc' = 3000 PSI.
- D. REINFORCING STEEL: ASTM A615 60 KSI YIELD OR A185, (MESH)

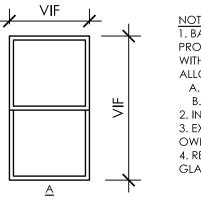
OR A416 (PRESTRESS STEEL).

- MATERIALS DIMENSIONAL LUMBER: SOUTHERN PINE NO. 1,
- CONSTRUCTION GRADE FOR WALL STUDS. CCA OR CZC PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION.
- LAMINATED VENEER LUMBER: ILEVEL TRUSJOIST MICROLLAM LVL, E=2.0X10⁶
- PLYWOOD 32/16 APA RATED SUBFLOOR EXPOSURE 1 AND 32/16 APA RATED ROOF SHEATHING - EXTERIOR EXPOSURE.
- CONNECTORS: AS MANUFACTURED BY SIMPSON STRONG-TIE CO.
- BOLTS: ASTM A307 STRUCTURAL ADHESIVE: POWERS FASTENERS AC 100+ GOLD VINYLESTER ADHESIVE
- PRESSURE TREATED LUMBER TO BE AWPA, WATERBURNS (CCA) TREATED YELLOW PINE, GRADE 2 FOR ABOVE GROUND USE. ALL CONSTRUCTION GRADE WOOD IN CONTACT W/ CONCRETE OR WITHIN 8" OF GRADE TO BE PRESSURE TREATED. ALL STRUCTURAL LUMBER EXPOSED TO EXTERIOR TO BE PRESSURE TREATED OR APPROVED SPECIES. CUT ENDS OF PRESSURE TREATED LUMBER TO BE COATED WITH A COPPER-NAPHTHENATE SOLUTION.
- H. ALL METAL CONNECTORS AND FASTENERS TO BE GALVANIZED. ALL EXTERIOR FASTENERS TO BE HOT-DIP GALVANIZED OR COATED WITH G185/ZMAX.

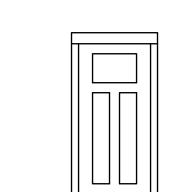
CONSTRUCTION AND SAFETY

- 1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- 2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 3. FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. 4. DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE.
- 5. ALL LUMBER FOR EXTERIOR USE OR IN CONTACT WITH EARTH, MASONRY, OR CONCRETE SHALL BE
- PRESSURE TREATED FOR MOISTURE RESISTANCE. 6. ALL APPLIANCES SHALL BE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.

	WINDOW SCHEDU	ILE		
VINDOW NO.	DESCRIPTION	STYLE	NOTES	
1	DOUBLE HUNG	Α	-	
2	ı	i	_	L



- NOTES: 1. BASIS OF DESIGN WINDOW IS PELLA PROLINE/450 SERIES WOOD-FRAME WINDOWS WITH ALUMINUM-CLAD EXTERIOR. SUBSTITUTIONS ALLOWED, PROVIDED THE FOLLOWING A. WOOD STRUCTURAL FRAME B. LOW-E, ARGON-FILLED GLAZING
- 2. INTERIOR FINISH TO BE PRE-FINISHED WHITE 3. EXTERIOR VINYL COLOR TO BE SELECTED BY OWNER, TBD. 4. REFER TO EXTERIOR ELEVATIONS FOR SAFETY GLAZING LOCATIONS



TRIM AT JAMBS, 6" TRIM AT HEAD PROVIDE PLINTH BLOCK

			DOOR	SCHEDULE		
DOOR NO.	DOOR		STYLE	FRAME	FIRE RATING	NOTES
	SIZE	MATERIAL		MATERIAL		
1	VARIES - V.I.F.	WOOD	Α	WOOD	-	ENTRY DOOR WITH TRANSOM
2	VARIES - VIF	FIBERGLASS	В	WOOD	-	EXTERIOR DOOR W/GLAZING
3	VARIES - VIF	FIBERGLASS	С	WOOD	20 MIN	INSULATED EXTERIOR DOOR
4	2'-6" x 7'-0"	SC / WOOD	D	WOOD	-	INTERIOR SOLID CORE DOOR
5	2'-0" x 7'-0"	SC / WOOD	D	WOOD	-	INTERIOR SOLID CORE DOOR
6	3'-0" X 7'-0"	SC / WOOD	E	WOOD	-	interior sliding door
7	(2) 2'-6" x 7'-0"	SC / WOOD	F	WOOD	-	INTERIOR PAIR DOORS
8	10'-0" X 7'-0"	STEEL	G	STEEL	_	GARAGE DOOR
9					-	
10					-	

		HARD	WARE SCHEDULE
	HARDWARE TYPE	DESCRIPTION	NOTES
М	а	ENTRY HARDWARE	KEYED ENTRY TO BUILDING, WITH DEADBOLT
<i>G</i>	b	PRIVACY	LEVER HANDLE WITH PRIVACY PUSH BUTTON
	С	PASSAGE	LEVER HANDLE WITH LATCH, NO LOCK
R	d	PAIR DUMMY TRIM	LEVER HANDLE AND DUMMY TRIM AT PAIR CLOSET DOOR
R	е	STORE ROOM W/ CLOSER	LEVER HANDLE WITH STORE ROOM LOCK AND CLOSER - FREGRESS FROM INSIDE ROOM
	NOTES:		

FINISH SCHEDULE

TILE

WOOD BASE - 8"

WOOD BASE - 8"

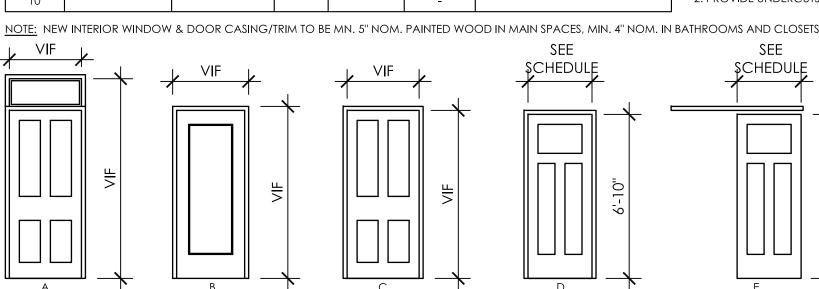
WOOD BASE - 8"

WOOD BASE - 8"

WOOD BASE - 6"

WOOD BASE - 6"

1. ALL HARDWARE TO BE PROVIDED IN AN OIL-RUBBED BRONZE FINISH 2. PROVIDE UNDERCUTS ON DOORS AS INDICATED BY MECHANICAL CONTRACTOR.

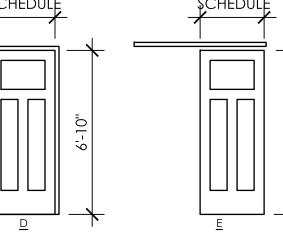


EXTERIOR DOOR -

EXTERIOR FRONT DOOR -EXTERIOR DOOR EXISTING OPENING EXISTING OPENING BASIS OF DESIGN: PELLA BASIS OF DESIGN: PELLA FULL

532 REPUBLIC STREET

EXISTING & NEW OPENING 4-PANEL FIBERGLASS ENTRY LIGHT FIBERGLASS ENTRY DOOR 4-PANEL FIBERGLASS ENTRY DOOR WITH TRANSOM



INTERIOR DOOR - NEW OPENING INTERIOR DOOR - SLIDING DOOR BASIS OF DESIGN: MASTERCRAFT BASIS OF DESIGN: MASTERCRAFT BASIS OF DESIGN: MASTERCRAFT BASIS OF DESIGN: PELLA PRIMED FLAT 3-PANEL SOLID CORE PRIMED FLAT 3-PANEL SOLID CORE PRIMED FLAT 3-PANEL SOLID CORE PRE-HUNG INTERIOR DOOR PRE-HUNG INTERIOR DOOR

FLOORS

TILE

TILE

WOOD

WOOD

WOOD

WOOD

TILE

ROOM

BATHROOMS

FOYER

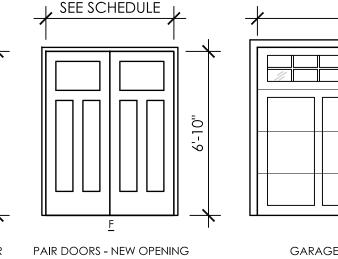
LIVING/KITCHEN

2ND FL BEDROOMS

MASTER BEDROOM

CLOSETS

POWDER ROOM



GARAGE DOOR - NEW OPENING BASIS OF DESIGN: PELLA CHATSWORTH PIERMONT STEEL GARAGE DOOR W/ INSULATION AND 8-LITE WINDOWS

CEILING

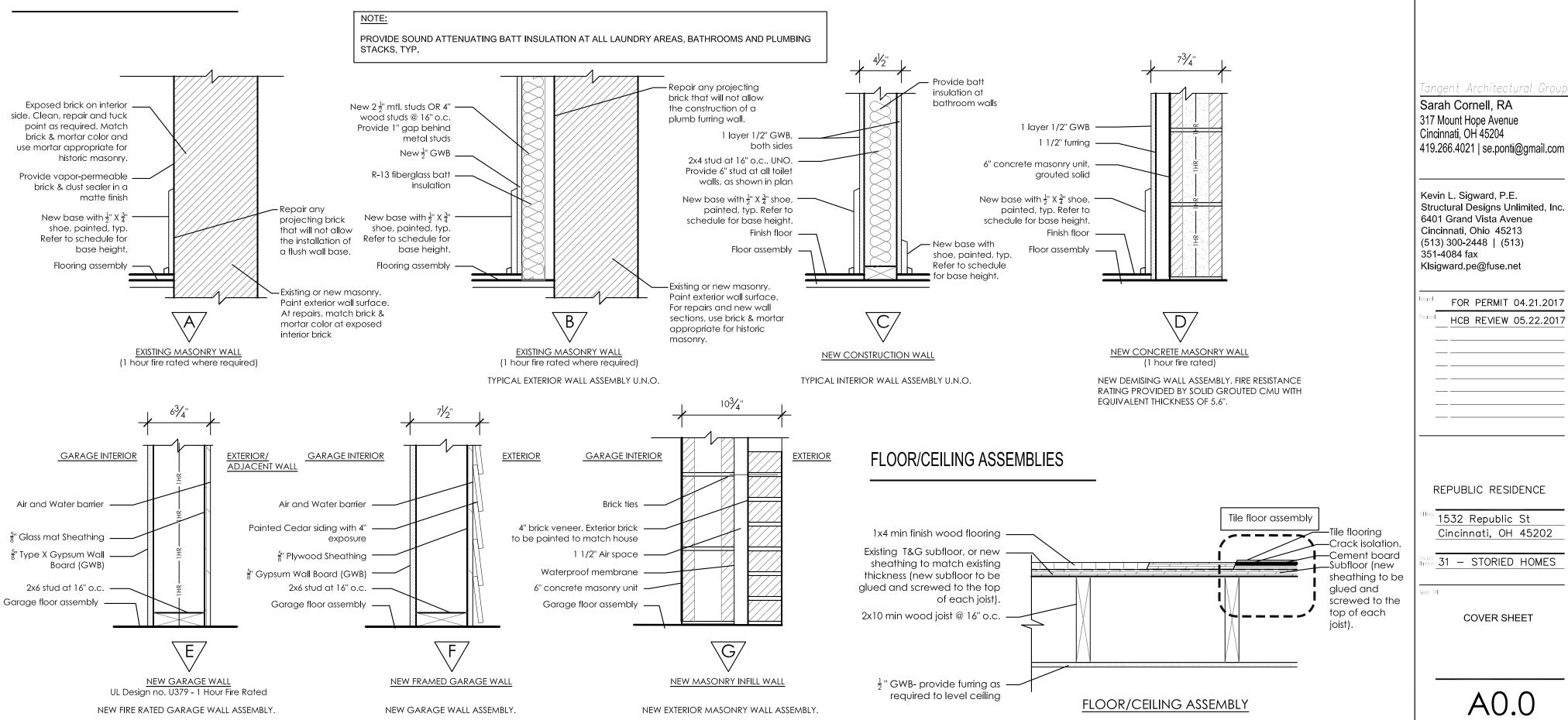
WALLS

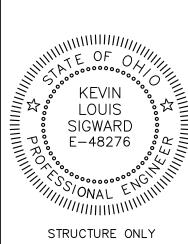
1. PROVIDE UNDERLAYMENT & LEVELING UNDER ALL FINAL FLOOR FINISHES AS RECOMMENDED BY THE FLOORING MANUFACTURER.

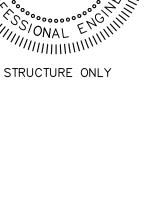
2. PROVIDE 2 LEVELS OF DETAIL FOR BASE AND TRIM. 1ST AND 3RD FLOOR ROOMS TO HAVE PROFILED TRIM TO BE SELECTED BY OWNER. SECOND FLOOR TRIM TO BE FLAT STOCK. PUBLIC SPACE (STAIR HALLWAY) TO BE CONSISTENT THROUGHOUT.

WALL TYPES

LOCATION PLAN







COVER SHEET

A0.0

PROJECT SPECIFICATIONS

DIVISION 2 - SITEWORK

. The premises and surrounding area is to be kept free from accumulation of debris and trash.

2. On-site trash containers are to be coordinated with local jurisdictions as necessary. 3. Verify existence and location of all above and below ground utilities. Protect and support utilities as required.

4. Remove trees and shrubs which interfere with work.

5. Repair pre-existing site conditions such as sidewalk, lawn, conc. patio. exterior staircase, etc. that have been damaged from demolition 4. Wood: and/or new construction. Any inadequate pre-existing condition should also be brought to a finished condition.

1. Remove and dispose of material necessary to obtain required subgrade elevations, concrete area elevations, and underground utility

2. Re-grade around structures to drain away from buildings. Coordinate in field with Architect.

1. Provide sufficient bracing as required to protect existing spaces and finishes. Rebuild existing structures that are to remain if they would otherwise become unstable during demolition. 2. Patch penetrations in floor and walls resulting from demolition. Restore damage to fire-rated systems including fireproofing.

DIVISION 4 - MASONRY

GENERAL EXTERIOR Existing exposed masonry - repair, repoint and clean.

2. Existing painted masonry - repair , repoint, clean and paint.

3. Existing exposed stone foundations - repair, repoint and clean.

4. Existing parged stone foundations and CMU foundations - remove loose and damaged parging, parge and paint. 5. Existing painted stone foundations - repair, clean and paint

6. Existing exposed CMU foundations - parge and paint.

 Masonry to be exposed - repair, repoint, clean and paint. 2. Existing exposed stone foundations - repair, repoint and clean.

3. Existing parged stone foundations and CMU foundations - remove loose and damaged parging, repoint and clean as req'd.

4. Existing exposed CMU foundations - repair, repoint and clean.

MASONRY REPAIR AND REBUILDING

1. Replace missing, eroded, spalled, or cracked masonry units. Cut out units, including entire mortar joint around masonry unit. Remove units by hand using care so as not to damage adjacent masonry. Turn existing bricks around and/or use salvaged brick if possible. Build-in new COUNTER TOP masonry and joints to match existing. Align with existing joints and coursing true and level, with faces plumb and in-line. Install any anchorages, flashings, or reinforcements as necessary.

2. Remove cracked, damaged and severely spalled stone lintels and sills with care in a manner to prevent damage to adjacent remaining materials. Support structure as required. Build in new lintels and sills. Align with existing joints and coursing true and level, with faces plumb and in-line. Install any anchorages, flashings, or reinforcements as necessary. New lintels and stills to be precast, cast stone, or steel per plans. If concrete or cast stone, match existing in appearance, color, texture, dimensions, and detail. Contractor to provide sample for approval prior to ordering material.

3. Remove unused conduit clamps, insulators, etc. Repair masonry as necessary.

1. Repair joints in masonry where mortar is damaged or missing. Cut out joints (without damaging surrounding masonry) to a depth of 2x the width of the joint or until sound mortar is located. Remove dust and loose material by hand brushing. Mortar to match existing in appearance, color, texture, tooling, and hardness. While original mortar did not contain Portland cement, new mortar to have cement added in to form a Type O or K mortar and per DOI Preservation Brief #2. Promptly remove excess mortar, smears, and droppings as work proceeds. .

DIVISION 5 - METALS

Steel railing to be shop primed and painted. 2. Exposed welding to be ground smooth and cleaned.

DIVISION 6 - WOOD

1. Provide blocking behind all finished surfaces for support of plumbing fixtures, cabinetry, shelves, accessories, railings, etc.

1. Existing exterior wood roof facia, trims, and cornice material to remain to be scraped and repaired as necessary for smooth surface. Clean and prep for paint.

2. At areas where rigid insulation is called out over roof decking, provide new rake trim as necessary to conceal insulation thickness. DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. Install insulation to meet the insulation ratings listed in drawings.

1. Install caulking at all joints to fill gaps: trim on plaster, interior and exterior door and window trim, open joints in trim, joints subject to weathering, etc. Caulking to be paint grade.

2. Provide vertical expansion joints where indicated on the drawings.

Remove existing roofing material down to the roof sheathing. 2. Inspect existing roof sheathing and replace deteriorated sheathing.

3. Install new roof and reline existing box gutters in accordance with manufacturer's specifications.

4. Remove and replace existing surface mounted gutters and downspouts if deteriorated. 5. See new work plans for roofing material

6. Reline existing box gutters with new metal or membrane compatible with roofing system. Weld seams and flash to downspout leaders.

DIVISION 8 - DOORS AND WINDOWS

GENERAL

1. Provide safety glazing per appropriate building code (2013 RCO).

DIVISION 9 - FINISHES

PLASTER

1. Existing plaster to remain is to be patched and repaired. Plaster to be skim coated and sanded for smooth surface, and prepared for

2. Existing deteriorated plaster that cannot be patched is to be removed and replaced with new plaster. Plaster is to be sanded for smooth finish and prepared for paint.

GYPSUM BOARD

1. Install gyp. bd., fire-resistance gyp. bd. and related products per manufacturer's specifications.

2. Install "green" gyp. bd. in 'damp' areas per manufacturer's specifications - do not use any gyp products in 'wet' areas, such as tub and shower surrounds. See below for backing board requirements. 3. Screw gyp. bd. to wood framing.

4. Apply joint tape and joint compound at joints between boards, penetrations and surface defects. Sand for smooth finish and prepared for 5. Water-resistant gypsum board shall not be installed over a vapor retarder in a shower or tub compartment. Cut or exposed edges,

including those at wall intersections, shall be sealed as recommended by the manufacturer. 6. Cement backing board shall be installed in compliance with ASTM C 1288, C1325 or C 1178 and installed in accordance with manufacturers' recommendations and shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

FLOORING

1. See finish schedule for flooring types and locations.

TILE
1. Install tile flooring over smooth and level subfloor. Install, grout, seal, and clean per manufacturer's specifications. 2. Tile: to be selected by Owner.

INTERIOR PAINT

1. Prepare surfaces to receive paint. New and previously painted materials to be clean, dry, joints filled, and sanded smooth. 2. Ceiling drywall surfaces:

PRIMER TYPE: (1) coat latex primer FINISH TYPE: (2) coats latex, Flat finish

FINISH COLOR: by owner 3. Wall plaster surfaces:

PRIMER TYPE: (1) coat of oil base stainblock primer FINISH TYPE: (2) coats latex, Eggshell finish

FINISH COLOR: by owner 4. Wall drywall surfaces:

PRIMER TYPE: (1) coat latex primer FINISH TYPE: (2) coats latex, Eggshell finish

FINISH COLOR: by owner

Wood trim: PRIMER TYPE: (1) coat latex primer FINISH TYPE: (2) coats latex, Semi-Gloss finish

FINISH COLOR: by owner 6. Metal railing: All metal to be factory painted COLOR: Black Semi-Gloss finish

EXTERIOR PAINT

1. See new work plans, general notes, and elevations for elements to be painted. 2. Prepare surfaces to receive paint. New and previously painted materials to be clean, dry, joints filled, and sanded smooth.

Masonry and Stone: FINISH TYPE: (2) coats, Flat finish

FINISH COLOR A: To be determined FINISH TYPE: (2) coats, Semi-Gloss finish FINISH COLOR A: To be determined

FINISH COLOR B: To be determined FINISH COLOR C: To be determined 5. Metal railing: All metal to be factory painted COLOR: TBD, Semi-Gloss finish

6. NOTE: ONLY PREVIOUSLY PAINTED EXTERIOR MASONRY AND LINTELS ARE TO BE REPAINTED.

DIVISION 10 - SPECIALTIES POSTAL SPECIALTIES

1. Provide one mailbox at location indicated on drawings. Mailbox to adhere to all USPS requirements (4C standards, etc)

INTERCOM AND DOORBELLS

1. Provide doorbell at front entrance door.

TOILET AND BATH ACCESSORIES

1. Provide the following accessories in all full bathrooms in locations indicated on drawings:

Towel bar: (2) 24" long Toilet paper holder: (1) Hooks: (1)

DIVISION 12 - FURNISHING KITCHEN CABINETRY

1. See Kitchen - plans & int. elevations for cabinet information. 2. All casework shall be installed in conformance with all applicable AWI Architectural woodwork Quality Standards.

3. Provide bead of clear silicone at all wall joints. 4. Field measure all cabinetry dimensions.

1. See Kitchen - plans & int. elevations for counter top information.

2. Provide a bead of clear silicone at all field joints of countertops and back splashes and at wall joints. 3. All counter tops are to have a square edge detail. Counter tops are to have square profile edges.

> KEVIN L. SIGWARD, P.E. DATE: 1/25/2017 SHEET NO. 5K-2 OF 5K-5 6401 GRAND VISTA AVENUE CLIENT: SARAH CORNELL RA CINCINNATI, OHIO 45213 PROJECT: REMOVATION OF RESIDENCE (513) 300-2448 LOCATION: 1705 PLEASANT ST., CINCINNATION FAX (513) 351-4084 INSTALL STEEL PE 6x3 × 0:6 OR SOLIDLY BLOCK ANY GAP BETWEEN WALL AND EDGE JOIST EXISTING OR PROPOSED FLOOR SHEATHING TOENAIL 2× BLOCKING THAT MATCHES DECORATIVE STEEL STAR OR JOIST DEPTH BETWEEN FIRST FIVE JOISTS HOT-DIP GALV. STEEL R 6×3×0'-6 W/NUT_ \$ 12" \$ -HOT-DIP GALV. THREADED ROD EXISTING OR PROPOSED FLOOR JOISTS -SIMPSON DTT 2Z TENSION TIE -· INSTALL CEILING FOLLOWING ANCHOR INSTALLATION EXISTING EXTERIOR · INSTALL NUT AND WASHER IF EDGE JOIST MASONRY IS TIGHT AGAINST WALL OR IF GAP BETWEEN WALL JOIST AND WALL IS SOLIDLY BLOCKED TYPICAL ANCHOR INSTALLATION DETAIL FOR MASONRY WALL STABILIZATION SCALE : 1" = 1'.0"

STRUCTURAL DESIGNS UNLIMITED, INC. KEVIN L. SIGWARD, P.E. 6401 GRAND VISTA AVENUE CINCINNATI, OHIO 45213 (513) 300-2448 FAX (513) 351-4084

DATE: 4/20/2017 SHEET NO. 5K-1 OF CLIENT: TANGENT ARCHITECTURAL GROUP PROJECT: RENOVATION OF SINGLE-FAMILY DWELLING LOCATION: 1532 REPUBLIC SPRINT, CHEMNATI OHIO

EXISTING DOVBLE WITHE BRICK MASONRY WALL - WB LINTEL W/CONTINUOUS & 8× 3/3 WELDED TO BOTTOM FLANGE; BEAR 8"MIN.ON EXISTING BRICK MAJONRY AT EACH END 1 3"012" R 3×3/2 CONTINUOUS EXISTING DOVBLE WITH BRICK MAJONRY WALL BEYOND - PROVIDE LEVEL 8" × 8" BEARING AREA FOR NEW LINTEL ON EACH SIDE OF WALL OPENING

TYPICAL SECTION THROUGH WS LINTEL IN BREEZEWAY WALL SCALE : 3" = 1:0"

A0.1

license #1215662 expiration date 12.31.2017 LOUIS SIGWARD E-48276

CORNELL

1215662

STRUCTURE ONLY

Sarah Cornell, RA 317 Mount Hope Avenue Cincinnati, OH 45204 419.266.4021 | se.ponti@gmail.com

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Kevin L. Sigward, P.E. Structural Designs Unlimited, Inc. 6401 Grand Vista Avenue Cincinnati, Ohio 45213 (513) 300-2448 | (513) 351-4084 fax Klsigward.pe@fuse.net

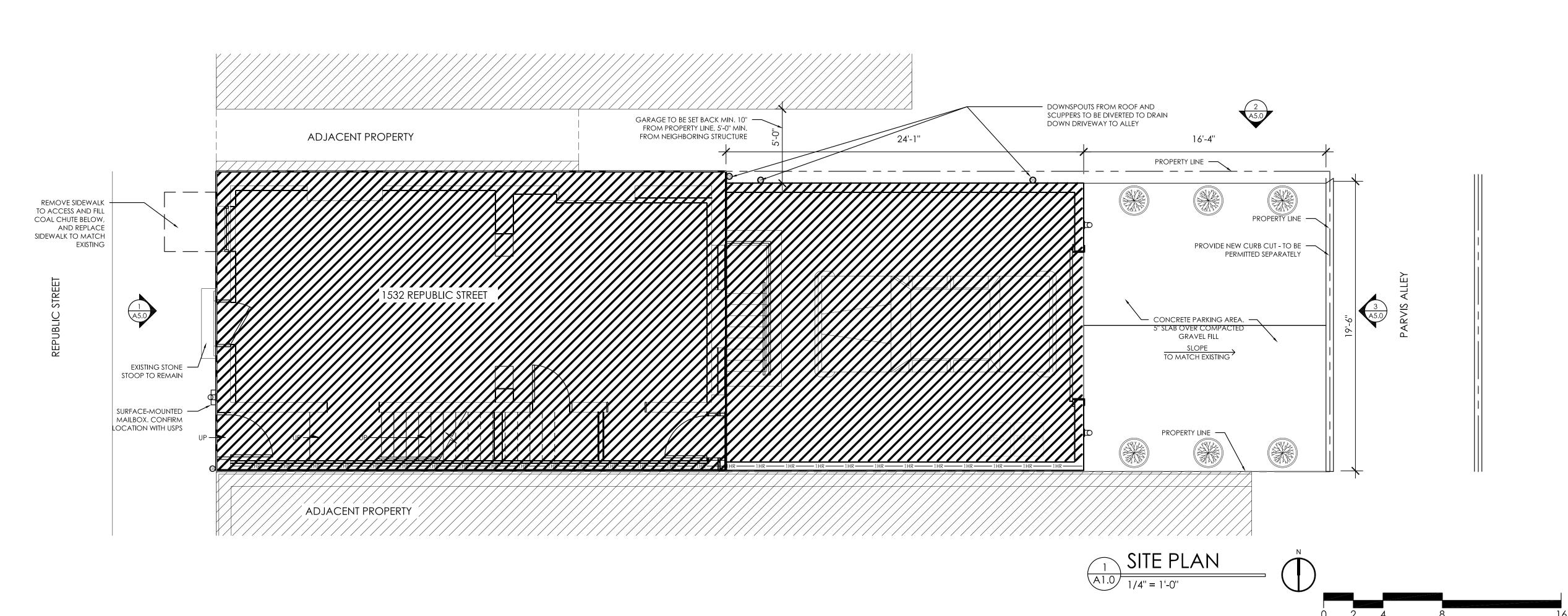
FOR PERMIT 04.21.2017

REPUBLIC RESIDENCE 1532 Republic St

Cincinnati, OH 45202 31 - STORIED HOMES

STRUCTURAL DETAILS PROJECT SPECIFICATIONS

A0.1



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FOR PERMIT 04.21.2017
HCB REVIEW 05.22.2017

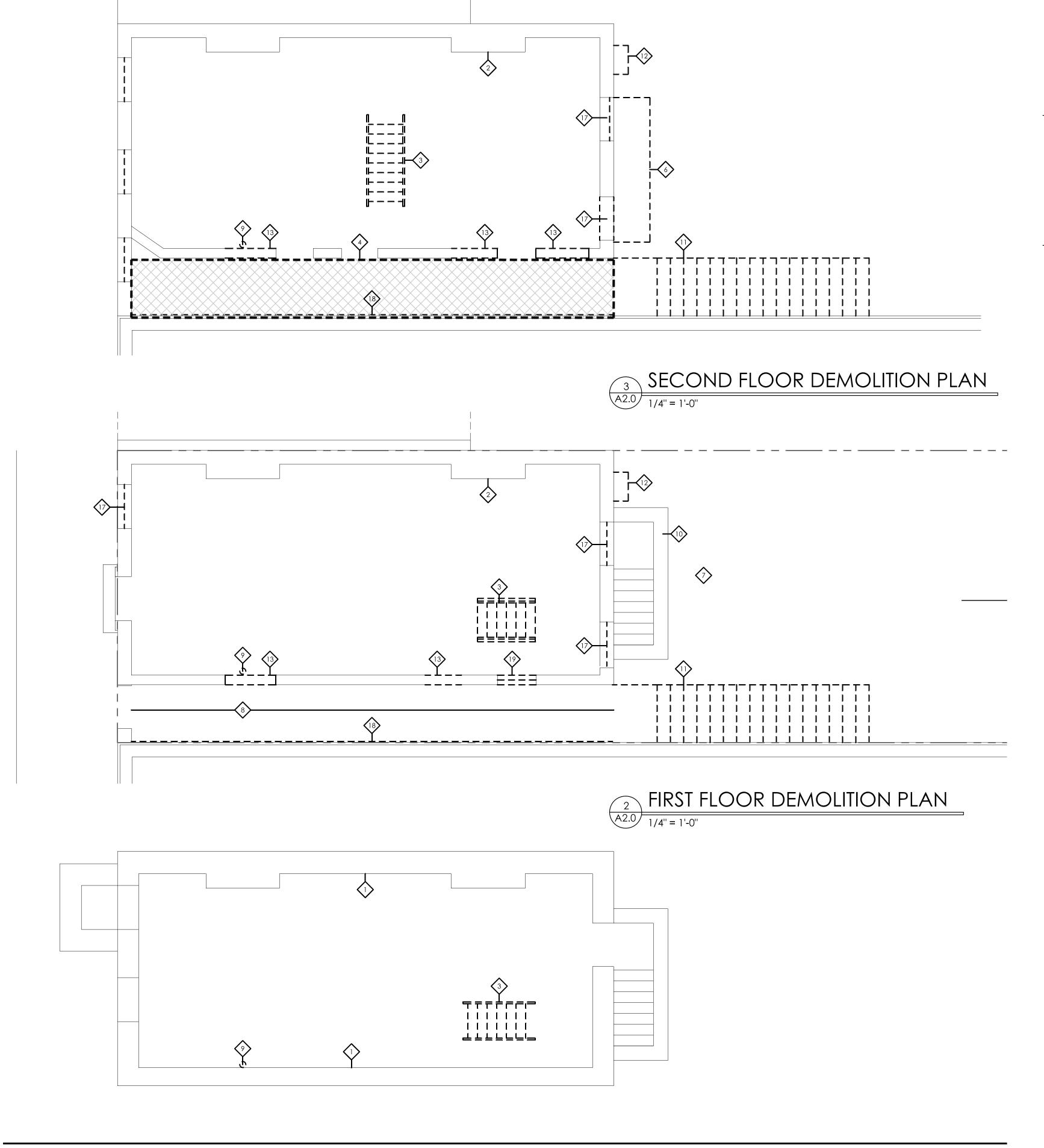
1532 Republic St Cincinnati, OH 45202

Project 31 — STORIED HOMES

REPUBLIC RESIDENCE

SITE PLAN

A1.0



DEMOLITION LEGEND

EXISTING CONSTRUCTION TO BE REMOVED

- - - - INDICATES JOIST/RAFTER ABOVE

AREA OF EXISTING FLOOR BELOW TO BE

DEMOLITION GENERAL NOTES

PROVIDE TEMPORARY SHORING AS REQUIRED TO STABILIZE STRUCTURE DURING DEMOLITION

REMOVE DAMAGED OR DETERIORATED SUBFLOOR AS REQUIRED.

DEMOLITION KEYNOTES

- 1. MASON TO CLEAN STONE FOUNDATION WALLS AND REMOVE LOOSE MORTAR
- 2. CARFULLY REMOVE DEBRIS FROM INSIDE CHIMNEY AND CONTACT ARCHITECT/STRUCTURAL ENGINEER TO EVALUATE
- 3. REMOVE EXISTING TEMPORARY STAIR
- 4. REMOVE FLOORING AND STRUCTURE WITHIN HATCHED AREA. PROVIDE TEMPORARY SHORING AS REQUIRED.
- 5. REMOVE WINDOW SILL AND ENLARGE OPENING TO ACCOMMODATE NEW DOOR.
- 6. REMOVE EXISTING FIRE ESCAPE
- 7. REMOVE DEBRIS AND LEVEL BACKYARD TO CREATE CONSISTENT SLOPE TO ALLEY. PREPARE SURFACE FOR CONCRETE SLABS AT GARAGE AND DRIVEWAY.
- 8. REMOVE CONCRETE SIDEWALK SLAB
- 9. REMOVE EXISTING INTERIOR DOWNSPOUT
- 10. REMOVE/LOWER CURB AROUND EXISTING STONE STAIR TO MATCH ADJACENT GRADE. PREPARE TO POUR NEW CONCRETE
- 11. REMOVE EXISTING EXTERIOR STAIR AND LANDINGS
- 12. REMOVE DETERIORATED SECONDARY CHIMNEY ON INTERIOR AND EXTERIOR.
- 13. REMOVE BRICK MASONRY FOR NEW OPENINGS. REFER TO LINTEL SCHEDULE ON NEW WORK PLANS. INFILL EXISTING OPENINGS AS REQUIRED PRIOR TO REMOVAL
- 14. EVALUATE CONDITION OF EXISTING ROOF AND SHEATHING AND PROVIDE WARRANTY IF POSSIBLE. REPORT TO OWNER & ARCHITECT. ALTERNATE: REMOVE EXISTING ROOF. SHEATHING AND RAFTERS TO REMAIN.
- 15. EXISTING ROOF HATCH TO REMAIN. EVALUATE CONDITION AND REPORT TO OWNER & ARCHITECT.
- 16. REMOVE EXISTING GUTTER AND DOWNSPOUT
- 17. REMOVE BOARDED WINDOW ENCLOSURES ONCE BUILDING CAN BE SECURED.
- 18. COORDINATE WITH NEIGHBORING OWNER TO HAVE EXISTING WOOD PLANK SIDING REMOVED PRIOR TO CONSTRUCTING CMU WALL. NEIGHBORING OWNER WILL BE RESPONSIBLE FOR NEW SHEATHING.
- 19. REMOVE EXISTING NON-HISTORIC WINDOWS
- 20. EXISTING BOX GUTTER TO REMAIN. REPAIR AS REQUIRED.
- 21. EXISTING SLATE MANSARD ROOF TO REMAIN. PROTECT DURING CONSTRUCTION AND REPAIR AS REQUIRED.

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SIGWARD E-48276

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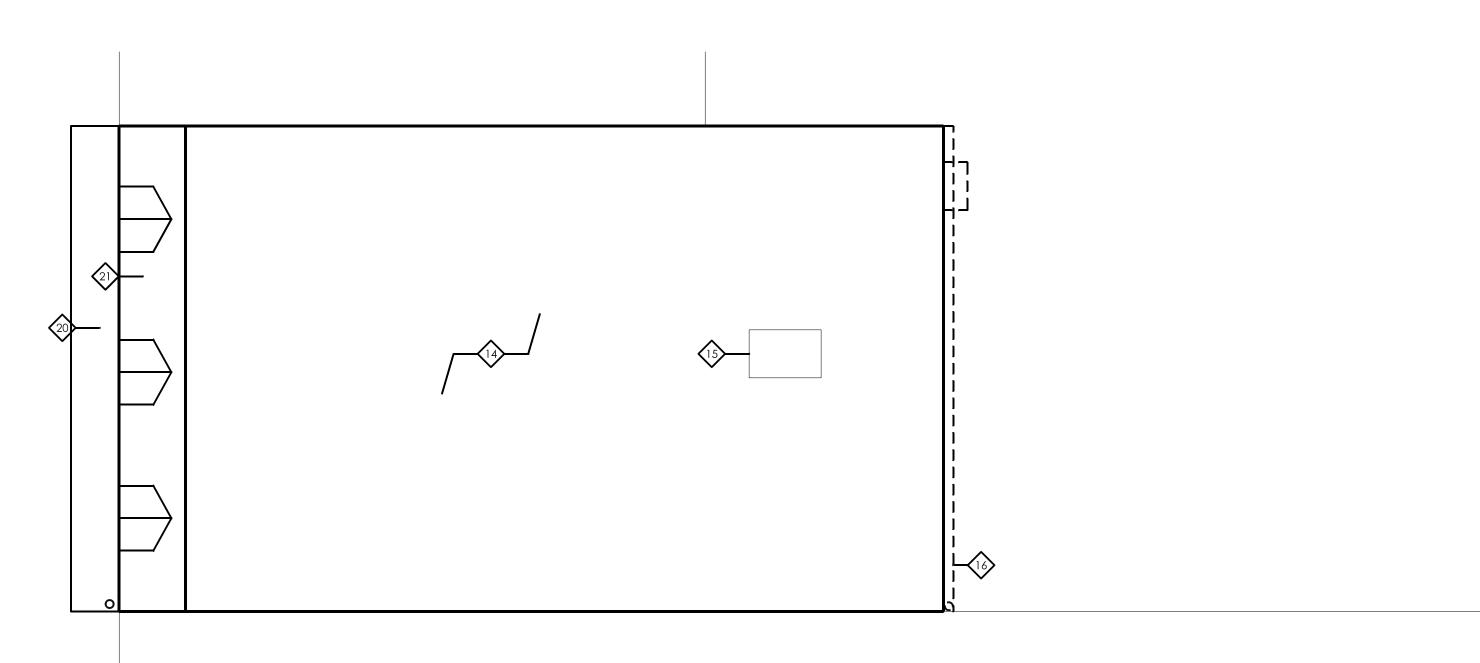
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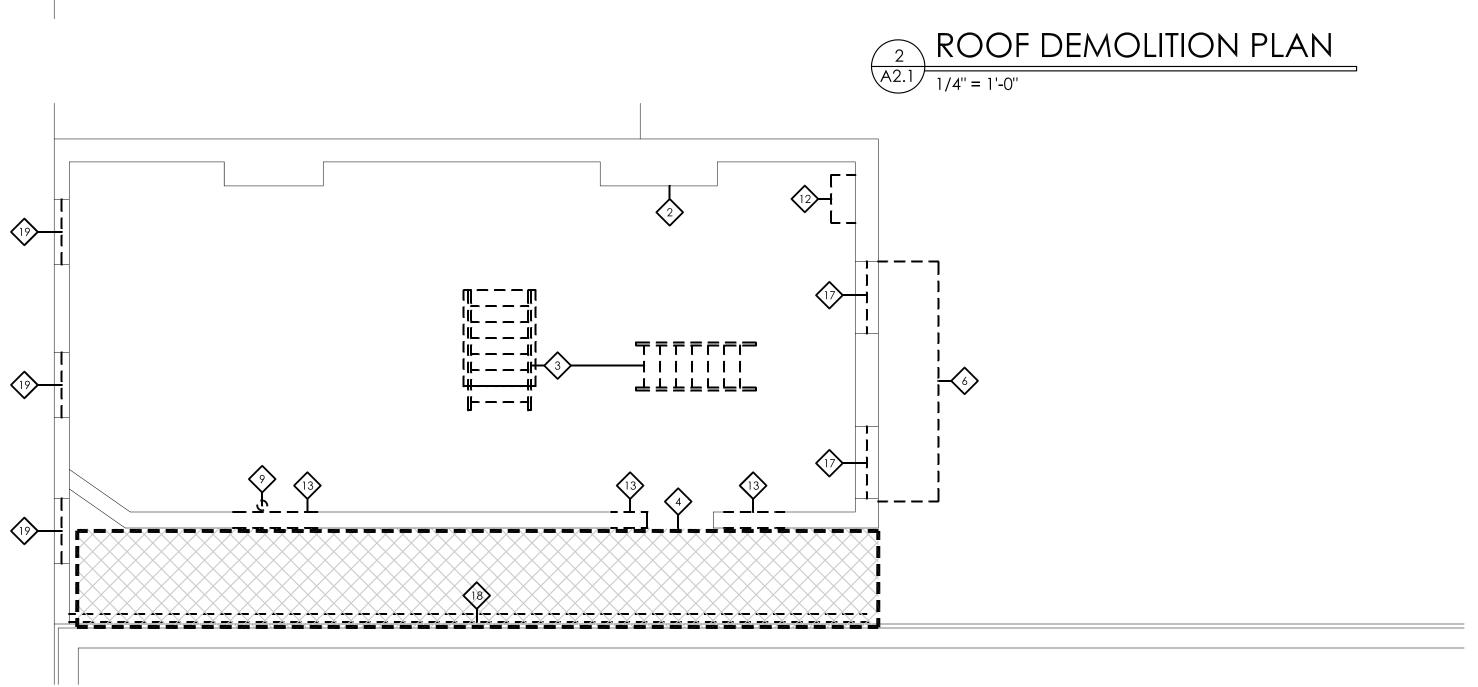
31 - STORIED HOMES

DEMOLITION PLANS

BASEMENT DEMOLITION PLAN

1
A2.0
1/4" = 1'-0"





THIRD FLOOR DEMOLITION PLAN

1/4" = 1'-0"



DEMOLITION LEGEND

EXISTING CONSTRUCTION TO BE REMOVED

- - - - INDICATES JOIST/RAFTER ABOVE



AREA OF EXISTING FLOOR BELOW TO BE

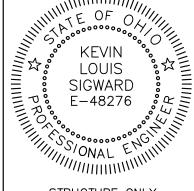
DEMOLITION GENERAL NOTES

1. PROVIDE TEMPORARY SHORING AS REQUIRED TO STABILIZE

STRUCTURE DURING DEMOLITION 2. REMOVE DAMAGED OR DETERIORATED SUBFLOOR AS REQUIRED.



- 1. MASON TO CLEAN STONE FOUNDATION WALLS AND REMOVE LOOSE MORTAR
- 2. CARFULLY REMOVE DEBRIS FROM INSIDE CHIMNEY AND CONTACT ARCHITECT/STRUCTURAL ENGINEER TO EVALUATE
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- 14. EVALUATE CONDITION OF EXISTING ROOF AND SHEATHING AND PROVIDE WARRANTY IF POSSIBLE. REPORT TO OWNER & ARCHITECT, ALTERNATE: REMOVE EXISTING ROOF, SHEATHING AND RAFTERS TO REMAIN.
- 15. EXISTING ROOF HATCH TO REMAIN. EVALUATE CONDITION AND REPORT TO OWNER & ARCHITECT.
- 16. REMOVE EXISTING GUTTER AND DOWNSPOUT
- 17. REMOVE BOARDED WINDOW ENCLOSURES ONCE BUILDING CAN BE SECURED.
- 18. COORDINATE WITH NEIGHBORING OWNER TO HAVE EXISTING WOOD PLANK SIDING REMOVED PRIOR TO CONSTRUCTING CMU SHEATHING.
- 19. REMOVE EXISTING NON-HISTORIC WINDOWS
- 20. EXISTING BOX GUTTER TO REMAIN. REPAIR AS REQUIRED.
- 21. EXISTING SLATE MANSARD ROOF TO REMAIN. PROTECT DURING CONSTRUCTION AND REPAIR AS REQUIRED.



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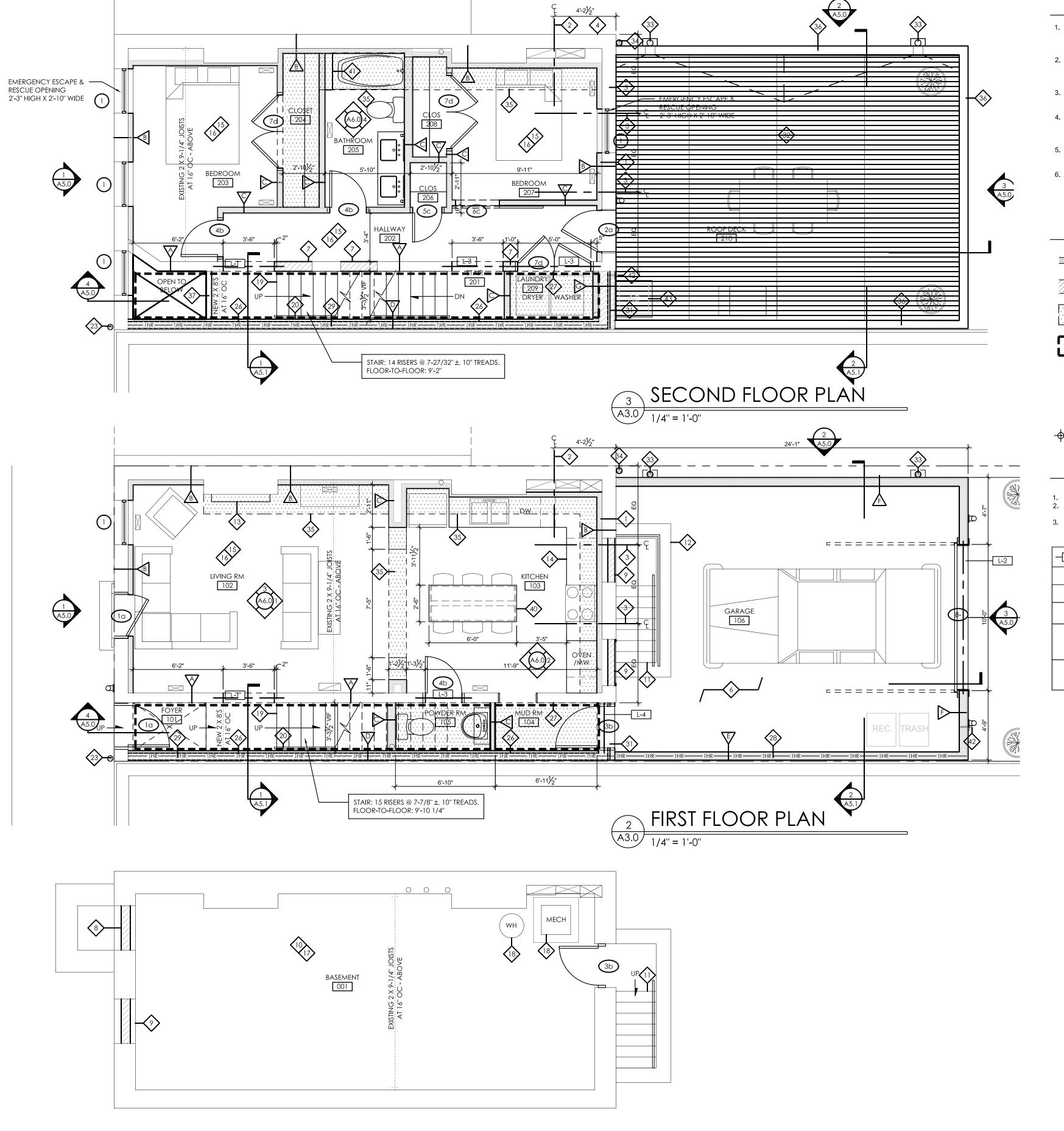
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31 - STORIED HOMES

DEMOLITION PLANS





- ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O. ALL STRUCTURAL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL MEMBER.
- 2. STRUCTURAL NOTES REFER TO STRUCTURAL FRAMING ABOVE THE FLOOR SHOWN (EX: FIRST FLOOR PLAN SHOWS FRAMING NOTES FOR THE 2ND FLOOR).
- 3. REPLACE ANY BROKEN LINTELS WITH NEW CAST STONE LINTEL TO MATCH EXISTING.
- 4. ANY DETERIORATED WOOD LINTELS TO BE REPLACED WITH STEEL ANGLE. EVALUATE LINTELS IN FIELD AND CONTACT ARCHITECT/STRUCTURAL ENGINEER WITH ANY QUESTIONS.
- 5. REPLACE DAMAGED OR DETERIORATED SUBFLOOR AS REQUIRED. PATCHES TO RUN TO JOISTS NO CANTILEVERS.
- 6. REPAIR/REPLACE DETERIORATED BRICK AND TUCK POINT AS REQUIRED. USE THE FOLLOWING MORTAR MIX: MORTAR TYPE N, 1 PART MASONRY CEMENT, $\frac{1}{2}$ PART LIME, 3 PARTS SAND FOR A STRENGTH OF 500-700 PSI.

LEGEND

	NEW FULL HEIGHT WALL CONSTRUCTION
	NEW MASONRY INFILL
	LOWERED CEILING CONSTRUCTION
	REPLACE FLOOR STRUCTURE & SUBFLOOR ABOVE
<u>(58</u>	DOWNSPOUT - SIZE APPROPRIATELY FOR ROOF AREA
+	HOSE BIB
C.H. = X'-X" AFF	CEILING HEIGHT

STRUCTURAL NOTES AND SCHEDULE

- ALL DIMENSIONAL LUMBER SHALL BE NO. 1 SOUTHERN PINE
 ALL WOOD CONNECTORS SHALL BE MANUFACTURED BY SIMPSON
- STRONG-TIE

 3. ANY STEEL WITH EXTERIOR EXPOSURE TO BE HOT-DIP GALVANIZED PER

X-X	LINT	el schedu	JLE	
BFAM	SI7F	MATERIAL	BEARING	NOTES

<u> </u>	LINII	EL SCHEDU	JLE	
BEAM	SIZE	MATERIAL	BEARING	NOTES
L-1	DOUBLE L 3 x 3 x 1/4"	STEEL	8" SOLID MASONRY	-
L-2	L 6 x 4 x 1/2"	GALV STEEL	BOLT TO CONCRETE LINTEL	-
L-3	W 8 BEAM W/ 3/8" X 8" CONTINUOUS PLATE WELDED TO BOTTOM FLANGE	STEEL	8" SOLID MASONRY	SEE DETAIL 1 A0.1
L-4	W 8 BEAM W/ 3/8" X 8" CONTINUOUS PLATE WELDED TOP AND BOTTOM	STEEL	8" SOLID MASONRY	SIM. TO DETA 1/A0.1



 PROVIDE NEW END JOIST, FULL SPAN, WITH (2) ADDITIONAL STABILIZING ANCHORS AT 2ND AND 3RD FLOOR LEVELS. REFER TO TYPICAL ANCHOR INSTALLATION DETAIL 2/A0.1

FOR WALL STABILIZATION 2/A0.1

- 2. INSTALL A NEW WALL ANCHOR WITH CLIP ANGLE ON INTERIOR FACE, PER TYPICAL ANCHOR INSTALLATION DETAIL FOR WALL STABILIZATION 2/A0.1
- 3. INSTALL NEW WALL ANCHOR PER ANCHOR INSTALLATION DETAIL
- 4. RE-BUILD MASONRY WALL AS REQUIRED BETWEEN THIRD JOIST FROM THE END WALL AND CORNER
- 5. RE-BUILD END WALL AROUND WINDOW TO NORTH-EAST CORNER AS REQUIRED. RE-SET OR PROVIDE NEW LINTEL.
- 6. NEW 5" CONCRETE GARAGE SLAB OVER 10 MIL VAPOR BARRIER AND COMPACTED GRAVEL FILL. SLOPE 1/8" PER FOOT TOWARDS REAR OF GARAGE/ALLEY.
- INFILL EXISTING OPENINGS IN STRUCTURAL MASONRY WALL. BRICK COURSING TO MATCH EXISTING, WALL TO BE PAINTED.
- 8. INFILL OPENING AT EXISTING COAL CHUTE WITH CMU. REMOVE SIDEWALK PAD AND PROVIDE FLOWABLE FILL INFILL, THEN RE-POUR CONCRETE SIDEWALK TO MATCH EXISTING.
- 9. INFILL EXISTING OPENING WITH CMU.
- 10. MASON TO REMOVE LOOSE MORTAR & TUCK POINT STONE FOUNDATION WALLS
- 11. REPAIR ANY LOOSE OR DAMAGED TREADS ON EXISTING NON-COMPLIANT STONE BASEMENT STAIR . PROVIDE NEW 1 $\frac{1}{2}$ " DIAMETER METAL HANDRAIL AT 36" AFF
- 12. POUR NEW CONCRETE CAP TO ALIGN WITH GARAGE FLOOR AND PROVIDE NEW 42" METAL GUARDRAIL AROUND BASEMENT STAIR OPENING. TOP RAIL TO WITHSTAND 200LB FORCE IN ANY DIRECTION AT ANY POINT. NO OPENINGS IN GUARDRAIL TO BE LARGE ENOUGH TO ALLOW A 4" SPHERE TO PASS THROUGH.
- 13. INSTALL SALVAGED MANTLE.
- 14. NEW BASE AND UPPER WOOD CABINETS. WITH CAESARSTONE
- 15. PROVIDE NEW WOOD TRIM AT WINDOWS AND DOORS PER SCHEDULE AND ELEVATION ON A0.0
- 16. PROVIDE WOOD BASE PER FINISH SCHEDULE ON A0.0.
- 17. PROVIDE 5" CONCRETE SLAB WITH VAPOR BARRIER BELOW OVER COMPACTED GRAVEL IN BASEMENT, WITH FLOOR DRAIN. ALTERNATE: AT DIRT BASEMENT FLOOR, PROVIDE VAPOR BARRIER WITH GRAVEL.
- 18. MECHANICAL EQUIPMENT LOCATION
- 19. NEW WOOD-FRAMED STAIR WITH SOLID RISERS. TREADS TO MATCH NEW WOOD FLOORING.
- 20. NEW 36" WOOD HANDRAIL MOUNTED TO WALL WITH BRACKETS.
- 21. NEW EPDM MEMBRANE ROOF OVER 4" OF RIGID INSULATION. EXISTING SHEATHING TO REMAIN WHERE POSSIBLE, OR PROVIDE SHEATHING TO MATCH EXISTING.
- 22. NEW FLASHING AT TOP EDGE OF MEMBRANE ROOF PER MANUFACTURER RECOMMENDATIONS.
- 23. EXISTING BOX GUTTER AND DOWNSPOUT TO REMAIN. RELINE OR REPAIR GUTTER AS REQUIRED.
- 24. PROVIDE 7.5" BATT INSULATION BTWN. ROOF JOISTS FOR TOTAL R-38 (COMBINED W/ 4" RIGID INSULATION ABOVE SHEATHING).
- 25. EVALUATE EXISTING FIELD CONDITIONS AND REPORT TO ARCHITECT. NEW ROOF SHOULD INCLUDE FLASHING DOWN TO
- 26. 2X8 LEDGER AT FRAMED FLOORS, ATTACHED WITH 3/4" X 5 1/4"
- 27. CONTINUOUS 2X8 LEDGER ATTACHED WITH 3/4" X 5 1/4" POWER
- 28. NEW RATED WALL AT PROPERTY LINE TO BE BUILT FLAT AND INSTALLED IN SECTIONS. CAULK JOINTS BETWEEN SECTIONS.

- 29. NEW CONCRETE MASONRY WALL SEE WALL TYPE. COORDINATE REMOVAL OF SIDING WITH ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION OF WALL. MAINTAIN MINIMAL GAP BETWEEN NEW CONSTRUCTION AND NEIGHBORING PROPERTY'S WALL.
- 30. EXISTING PLASTER FINISH TO REMAIN ON FRONT WALL AND MANSARD FRAMING. ADD BATT INSULATION WHERE ACCESSIBLE AND REPAIR AS REQUIRED.
- 31. NEW 6" CONCRETE MASONRY WALL WITH BRICK CLADDING TO INFILL VERTICAL OPENING IN FACADE, SIM. TO WALL TYPE "F". NEW BRICK TO BE SET BACK 1" FROM FACE OF EXISTING BRICK.
- 32. WOOD ROOF DECK UNITS ON PEDESTALS OVER EPDM MEMBRANE ROOF. B.O.D.: BISON VERSADJUST SYSTEM.
- 33. ROOF DECK SCUPPER AND DOWNSPOUT
- 34. NEW GUTTER AND DOWNSPOUT RECONFIGURE GUTTER TO DRAIN TO NORTH END OF BUILDING.
- 35. LINE OF SOFFIT ABOVE
- 36. PARAPET WALL TO 42" ABOVE DECK SURFACE, WITH CAST STONE
- 37. 42" PARTIAL HEIGHT WALL WITH WOOD CAP. TOP RAIL TO WITHSTAND 200LB FORCE IN ANY DIRECTION AT ANY POINT.
- 38. PROVIDE 36" SQUARE ACCESS PANEL IN CEILING FOR ACCESS TO ROOF HATCH
- 39. EXISTING ROOF HATCH TO REMAIN
- 40. PROVIDE BUILT-IN 36" HIGH ISLAND/TABLE
- 41. STANDARD BATHTUB WITH FRAMED SHELF AT 42" ON END WALL
- 42. HOSE BIB
- 43. AC UNIT MOUNTED TO BRICK WALL @ 12" ABOVE DECK
- 44. PROVIDE IN-FLOOR HEATING BELOW BATHROOM TILE, WITH A TIMER CONTROL. PROVIDE MFR DATA FOR OWNERS APPROVAL.
- 45. ALL-GLASS SHOWER PANEL AND SWINGING DOOR.
- 46. SHOWER WITH PRE-MANUFACTURED TILED PAN AND TILED WALLS

KEVIN SIGWARD SIGWARD E-48276 E-48276 SIGWARD SIGWARD SIGWARD SIGWARD STRUCTURE ONLY

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sed	НСВ	REVIEW	05.22.2017

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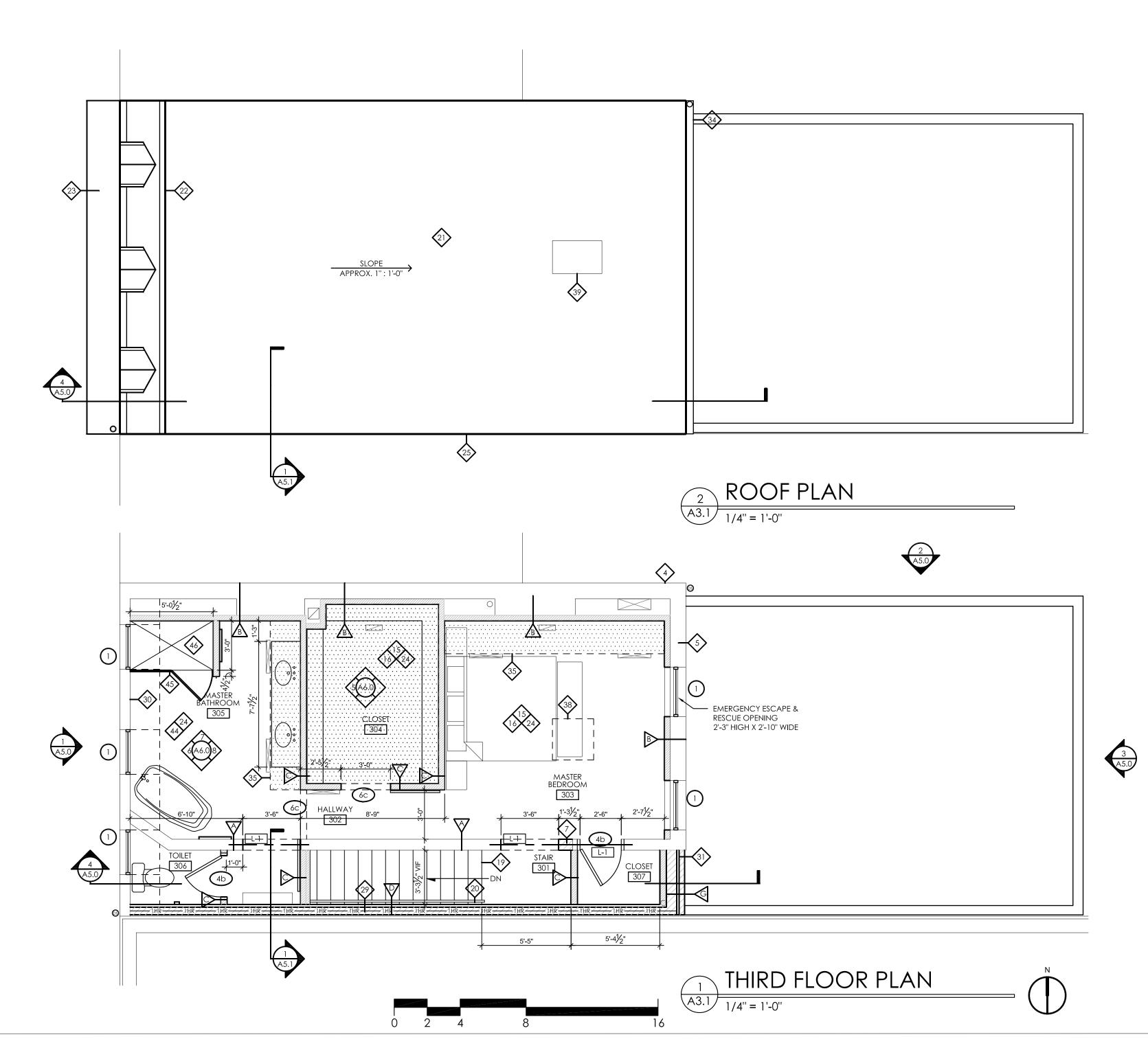
31 - STORIED HOMES

NEW WORK PLAN

A3.0

BASEMENT PLAN

A3.0 1/4" = 1'-0"



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O. ALL STRUCTURAL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL MEMBER.
- 2. STRUCTURAL NOTES REFER TO STRUCTURAL FRAMING ABOVE THE FLOOR SHOWN (EX: FIRST FLOOR PLAN SHOWS FRAMING NOTES FOR THE 2ND FLOOR).
- 3. REPLACE ANY BROKEN LINTELS WITH NEW CAST STONE LINTEL TO MATCH EXISTING.
- 4. ANY DETERIORATED WOOD LINTELS TO BE REPLACED WITH STEEL ANGLE. EVALUATE LINTELS IN FIELD AND CONTACT ARCHITECT/STRUCTURAL ENGINEER WITH ANY QUESTIONS.
- 5. REPLACE DAMAGED OR DETERIORATED SUBFLOOR AS REQUIRED. PATCHES TO RUN TO JOISTS NO CANTILEVERS.

NEW FULL HEIGHT WALL CONSTRUCTION

6. REPAIR/REPLACE DETERIORATED BRICK AND TUCK POINT AS REQUIRED. USE THE FOLLOWING MORTAR MIX: MORTAR TYPE N, 1 PART MASONRY CEMENT, $\frac{1}{2}$ PART LIME, 3 PARTS SAND FOR A STRENGTH OF 500-700 PSI.

LEGEND

NEW MASONRY INFILL

LOWERED CEILING CONSTRUCTION

REPLACE FLOOR STRUCTURE & SUBFLOOR ABOVE

DOWNSPOUT - SIZE APPROPRIATELY FOR ROOF AREA

HOSE BIB

C.H. = X'-X" AFF CEILING HEIGHT

STRUCTURAL NOTES AND SCHEDULE

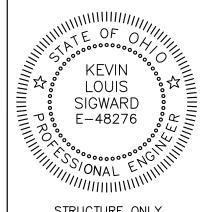
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- 3. ANY STEEL WITH EXTERIOR EXPOSURE TO BE HOT-DIP GALVANIZED PER ASTM A 123

X-X	LINT	EL SCHEDU	JLE	
BEAM	SIZE	MATERIAL	BEARING	NOTES
L-1	DOUBLE L 3 x 3 x 1/4"	STEEL	8" SOLID MASONRY	-
L-2	L 6 x 4 x 1/2"	GALV STEEL	BOLT TO CONCRETE LINTEL	-
L-3	W 8 BEAM W/ 3/8" X 8" CONTINUOUS PLATE WELDED TO BOTTOM FLANGE	STEEL	8" SOLID MASONRY	SEE DETAIL 1 / A0.1
L-4	W 8 BEAM W/ 3/8" X 8" CONTINUOUS PLATE WELDED TOP AND BOTTOM	STEEL	8" SOLID MASONRY	SIM. TO DETAIL 1/A0.1

<-> KEYNOTES

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- 3. INSTALL NEW WALL ANCHOR PER ANCHOR INSTALLATION DETAIL FOR WALL STABILIZATION 2/A0.1
- 4. RE-BUILD MASONRY WALL AS REQUIRED BETWEEN THIRD JOIST FROM THE END WALL AND CORNER
- 5. RE-BUILD END WALL AROUND WINDOW TO NORTH-EAST CORNER
- AS REQUIRED. RE-SET OR PROVIDE NEW LINTEL.

 6. NEW 5" CONCRETE GARAGE SLAB OVER 10 MIL VAPOR BARRIER
- AND COMPACTED GRAVEL FILL. SLOPE 1/8" PER FOOT TOWARDS REAR OF GARAGE/ALLEY.
- INFILL EXISTING OPENINGS IN STRUCTURAL MASONRY WALL. BRICK COURSING TO MATCH EXISTING. WALL TO BE PAINTED.
- 8. INFILL OPENING AT EXISTING COAL CHUTE WITH CMU. REMOVE SIDEWALK PAD AND PROVIDE FLOWABLE FILL INFILL, THEN RE-POUR CONCRETE SIDEWALK TO MATCH EXISTING.
- 9. INFILL EXISTING OPENING WITH CMU.
- 10. MASON TO REMOVE LOOSE MORTAR & TUCK POINT STONE FOUNDATION WALLS
- 11. REPAIR ANY LOOSE OR DAMAGED TREADS ON EXISTING NON-COMPLIANT STONE BASEMENT STAIR . PROVIDE NEW 1 $\frac{1}{2}$ " DIAMETER METAL HANDRAIL AT 36" AFF
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- 13. INSTALL SALVAGED MANTLE.
- 14. NEW BASE AND UPPER WOOD CABINETS. WITH CAESARSTONE COUNTERTOP
- 15. PROVIDE NEW WOOD TRIM AT WINDOWS AND DOORS PER SCHEDULE AND ELEVATION ON A0.0
- 16. PROVIDE WOOD BASE PER FINISH SCHEDULE ON A0.0.
- 17. PROVIDE 5" CONCRETE SLAB WITH VAPOR BARRIER BELOW OVER COMPACTED GRAVEL IN BASEMENT, WITH FLOOR DRAIN. ALTERNATE: AT DIRT BASEMENT FLOOR, PROVIDE VAPOR BARRIER WITH GRAVEL.
- 18. MECHANICAL EQUIPMENT LOCATION
- NEW WOOD-FRAMED STAIR WITH SOLID RISERS. TREADS TO MATCH NEW WOOD FLOORING.
- 20. NEW 36" WOOD HANDRAIL MOUNTED TO WALL WITH BRACKETS.
- 21. NEW EPDM MEMBRANE ROOF OVER 4" OF RIGID INSULATION. EXISTING SHEATHING TO REMAIN WHERE POSSIBLE, OR PROVIDE SHEATHING TO MATCH EXISTING.
- 22. NEW FLASHING AT TOP EDGE OF MEMBRANE ROOF PER MANUFACTURER RECOMMENDATIONS.
- 23. EXISTING BOX GUTTER AND DOWNSPOUT TO REMAIN. RELINE OR REPAIR GUTTER AS REQUIRED.
- 24. PROVIDE 7.5" BATT INSULATION BTWN. ROOF JOISTS FOR TOTAL R-38 (COMBINED W/ 4" RIGID INSULATION ABOVE SHEATHING).
- 25. EVALUATE EXISTING FIELD CONDITIONS AND REPORT TO ARCHITECT. NEW ROOF SHOULD INCLUDE FLASHING DOWN TO ADJACENT ROOF.
- 26. 2X8 LEDGER AT FRAMED FLOORS, ATTACHED WITH 3/4" X 5 1/4"
- 27. CONTINUOUS 2X8 LEDGER ATTACHED WITH 3/4" X 5 1/4" POWER BOLTS AT 4'-0" O.C.
- 28. NEW RATED WALL AT PROPERTY LINE TO BE BUILT FLAT AND INSTALLED IN SECTIONS. CAULK JOINTS BETWEEN SECTIONS.
- 29. NEW CONCRETE MASONRY WALL SEE WALL TYPE. COORDINATE REMOVAL OF SIDING WITH ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION OF WALL. MAINTAIN MINIMAL GAP BETWEEN NEW CONSTRUCTION AND NEIGHBORING PROPERTY'S WALL.
- 30. EXISTING PLASTER FINISH TO REMAIN ON FRONT WALL AND MANSARD FRAMING. ADD BATT INSULATION WHERE ACCESSIBLE AND REPAIR AS REQUIRED.
- 31. NEW 6" CONCRETE MASONRY WALL WITH BRICK CLADDING TO INFILL VERTICAL OPENING IN FACADE, SIM. TO WALL TYPE "F". NEW BRICK TO BE SET BACK 1" FROM FACE OF EXISTING BRICK.
- 32. WOOD ROOF DECK UNITS ON PEDESTALS OVER EPDM MEMBRANE ROOF. B.O.D.: BISON VERSADJUST SYSTEM.
- 33. ROOF DECK SCUPPER AND DOWNSPOUT
- 34. NEW GUTTER AND DOWNSPOUT RECONFIGURE GUTTER TO DRAIN TO NORTH END OF BUILDING.
- 35. LINE OF SOFFIT ABOVE
- 36. PARAPET WALL TO 42" ABOVE DECK SURFACE, WITH CAST STONE
- 37. 42" PARTIAL HEIGHT WALL WITH WOOD CAP. TOP RAIL TO WITHSTAND 200LB FORCE IN ANY DIRECTION AT ANY POINT.
- 38. PROVIDE 36" SQUARE ACCESS PANEL IN CEILING FOR ACCESS TO ROOF HATCH
- 39. EXISTING ROOF HATCH TO REMAIN
- 40. PROVIDE BUILT-IN 36" HIGH ISLAND/TABLE
- 41. STANDARD BATHTUB WITH FRAMED SHELF AT 42" ON END WALL
- 42. HOSE BIB
- 43. AC UNIT MOUNTED TO BRICK WALL @ 12" ABOVE DECK
- 44. PROVIDE IN-FLOOR HEATING BELOW BATHROOM TILE, WITH A TIMER CONTROL. PROVIDE MFR DATA FOR OWNERS APPROVAL.
- 45. ALL-GLASS SHOWER PANEL AND SWINGING DOOR.
- 46. SHOWER WITH PRE-MANUFACTURED TILED PAN AND TILED WALLS TO CEILING.



STRUCTURE ONLY

Tangent Architectural Group

Sarah Cornell, RA

317 Mount Hope Avenue Cincinnati, OH 45204 419.266.4021 | se.ponti@gmail.com

Kevin L. Sigward, P.E. Structural Designs Unlimited, Inc. 6401 Grand Vista Avenue Cincinnati, Ohio 45213 (513) 300-2448 | (513) 351-4084 fax Klsigward.pe@fuse.net

ed	FOR	PERMIT	04.21.2017
sed	НСВ	REVIEW	05.22.2017

REPUBLIC RESIDENCE

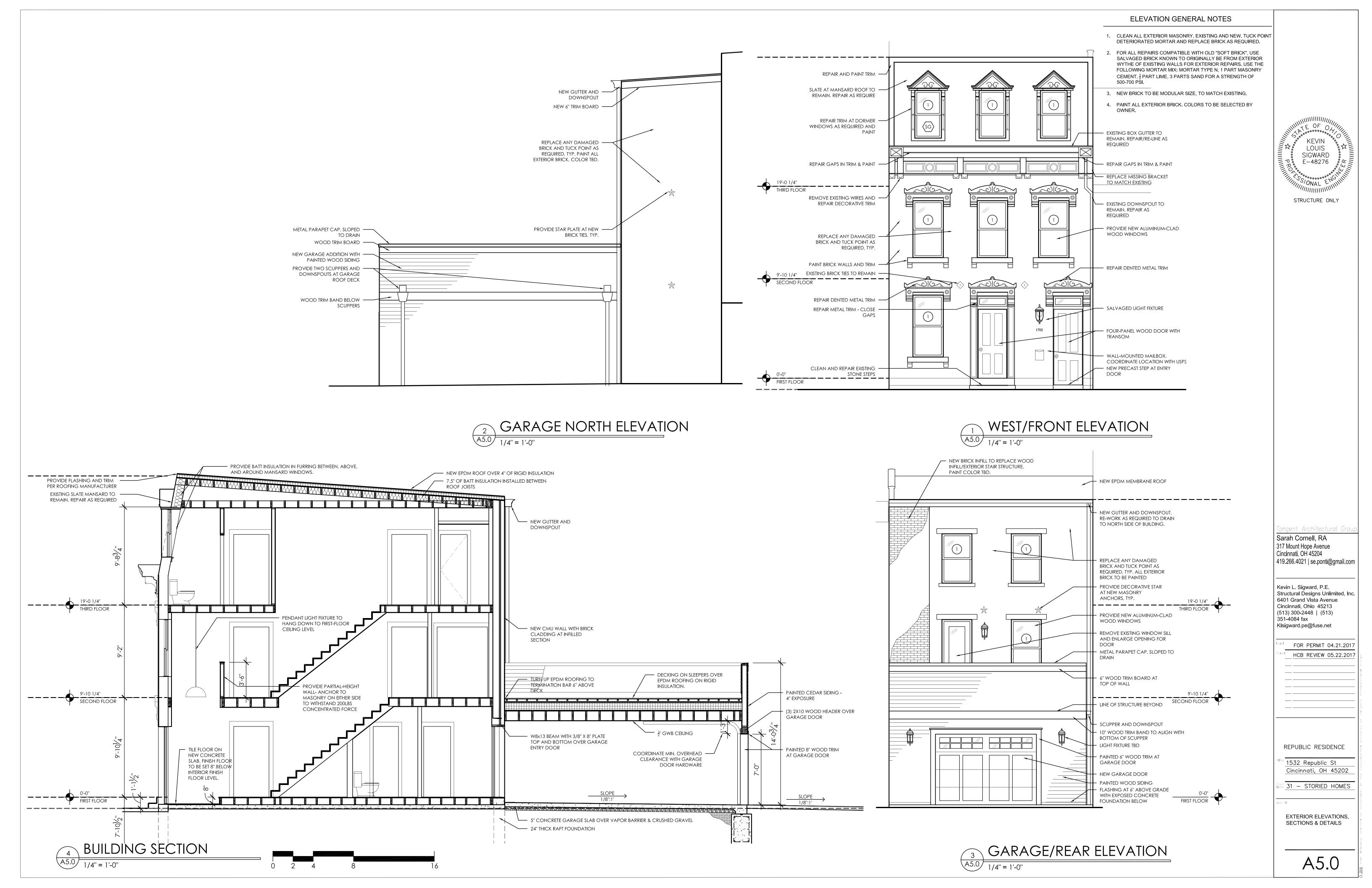
1532 Republic St Cincinnati, OH 45202

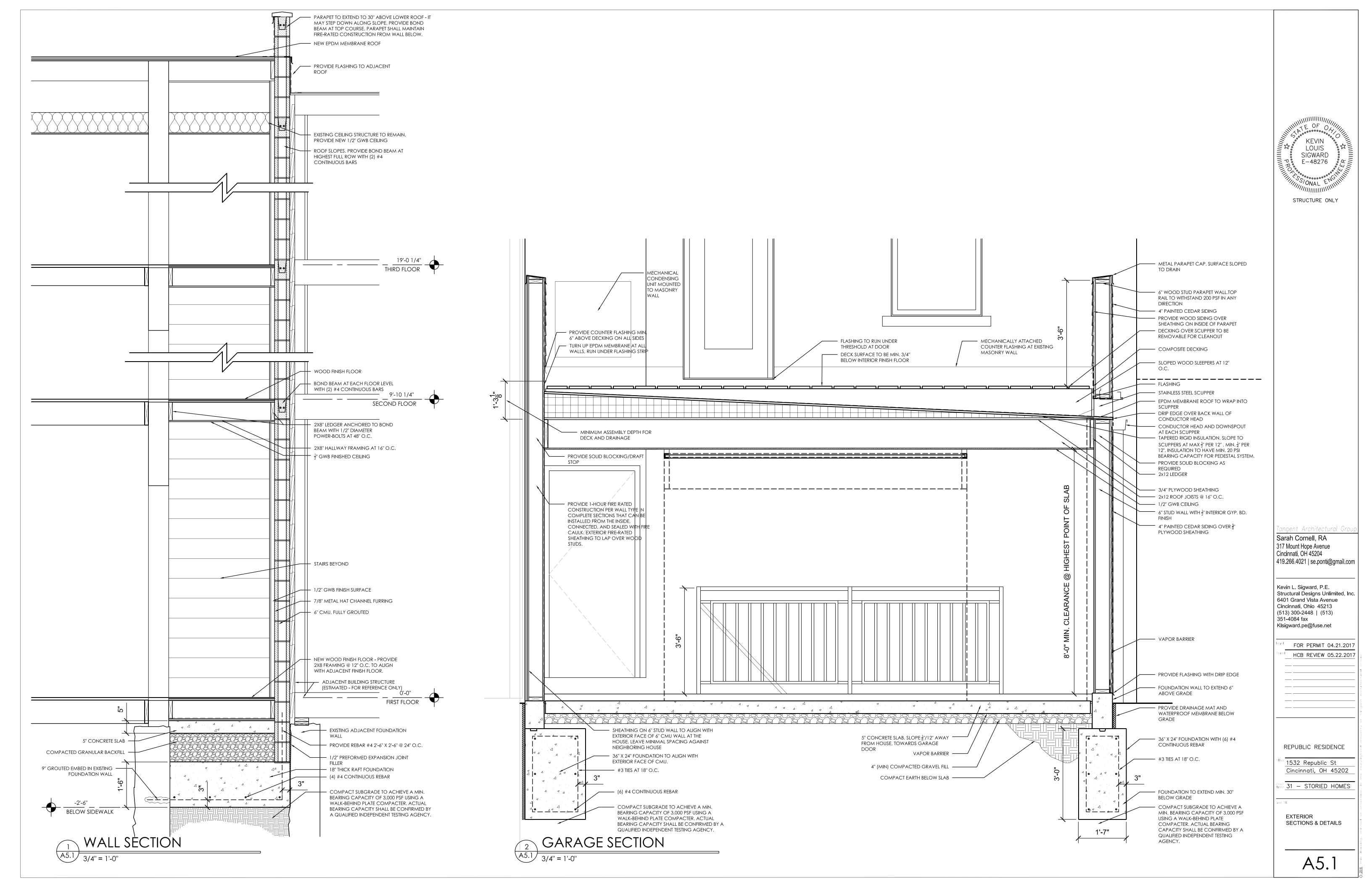
31 - STORIED HOMES

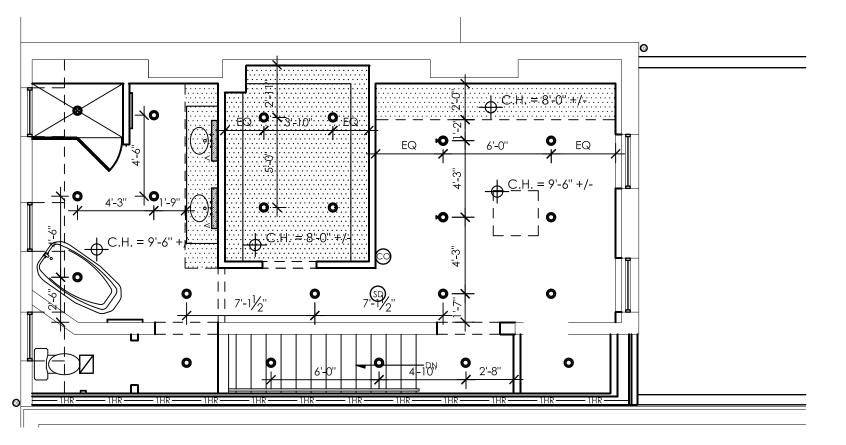
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NEW WORK PLANS

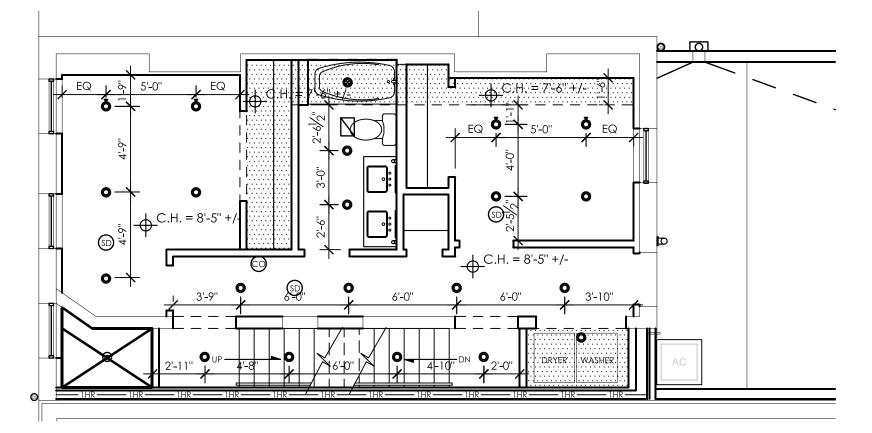
A3.1







THIRD FLOOR REFLECTED CEILING PLAN A6.0 3/16" = 1'-0"



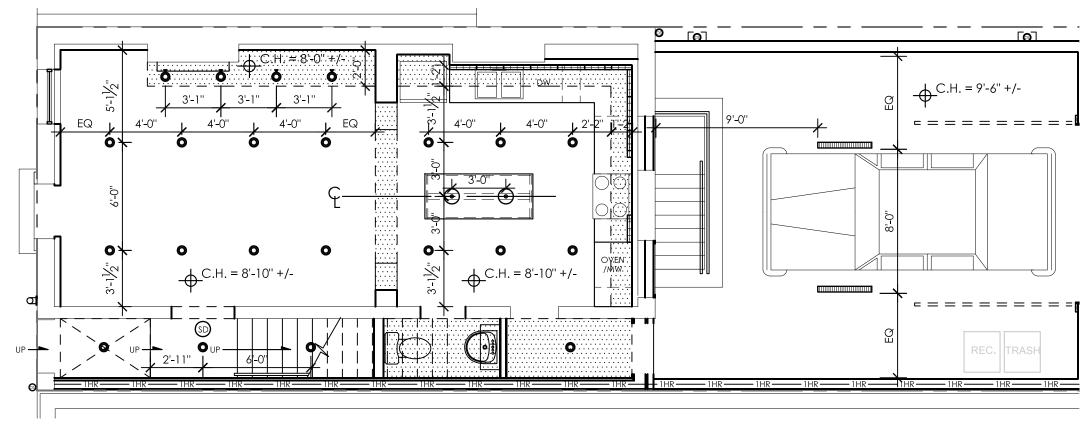
SECOND FLOOR REFLECTED CEILING PLAN

3/16" = 1'-0"

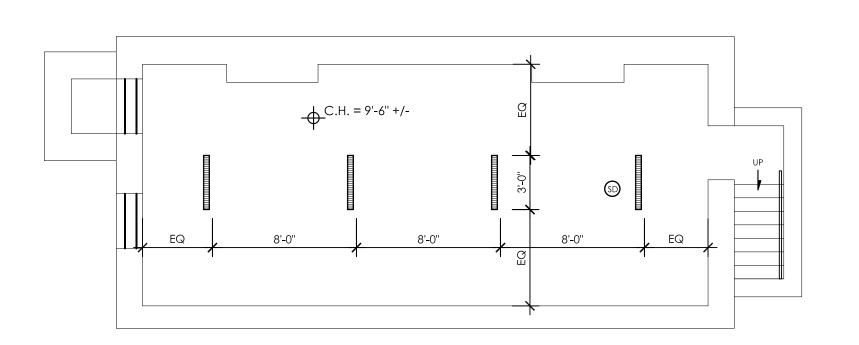
EXHAUST FAN

REFLECTED CEILING PLAN GRAPHIC KEY

A6.0 3/16" = 1'-0"

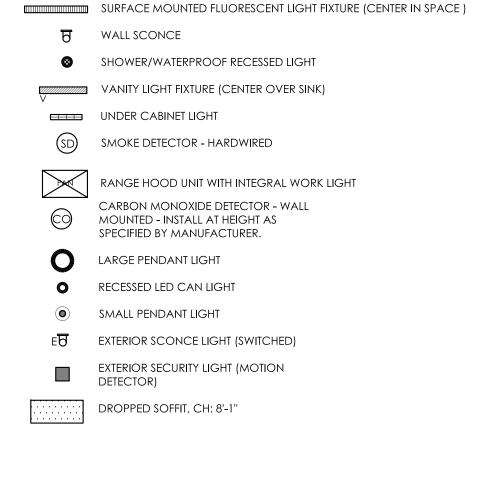


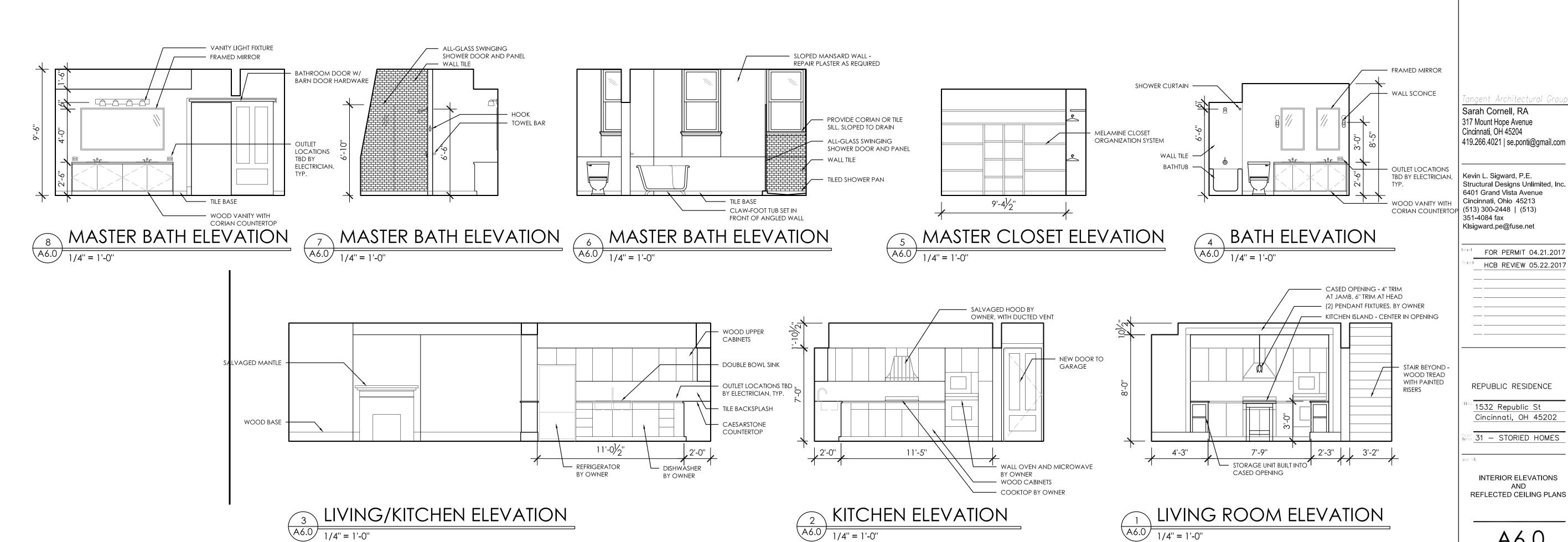
FIRST FLOOR REFLECTED CEILING PLAN



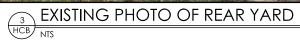
BASEMENT REFLECTED CEILING PLAN

A6.0











EAST/REAR EXISTING PHOTO



WEST/FRONT EXISTING PHOTO

Tangent Architectural	Group
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317 Mount Hope Ave. | Cincinnati, OH 45204 419.266.4021 | se.ponti@gmail.com

Kevin L. Sigward, P.E. Structural Vista Vinlimited, Inc. 6401 Grand Vista Avenue

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	EDITORIO DESIDENCE
R	EPUBLIC RESIDENCE
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Address 1	532 Republic St
Address 1	
Address 1	532 Republic St

HCB

HCB SUPPLEMENTAL PHOTOGRAPHS

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA2017032
APPLICANT: Scott Mazturzo
OWNER: JSK Props LLC
ADDRESS: 102 Findlay Street
PARCELS: 096-0006-009-11

ZONING: CC-P

OVERLAYS: Over-the-Rhine Historic District

COMMUNITY: Over the Rhine REPORT DATE: May 17, 2017 HEARING DATE: June 5, 2017

STAFF REVIEW: Beth Johnson, Urban Conservator

Existing Conditions

The subject property is located on the north side of Findlay Street. The property is adjacent to a playground at a daycare and across the street from Findlay Market Parking lot.

The building is a two story brick Italianate building originally built as a mixed use building with commercial on the first floor and a residential unit on the second. The house is currently being rehabbed into a mixed use space.



Figure 1: 102 Findlay Street. Map provided by Cagis.



Figure 2: 102 Findlay Street. Image courtesy of Google.

Proposed Conditions

The applicant is requesting a Certificate of Appropriateness (COA) for the addition of a roof top deck.

Exterior work includes:

- Lower roof deck to be carved into the front of the roof.
- Upper Roof deck to be built onto of existing roof. It will be set back approximately 18 feet from the edge of the cornice.
- It will be 16 feet tall.
- It will have wood siding, metal and glass railing
- It will be approximately 22 feet long and 16 feet wide.

Applicable Zoning Code Sections:

Zoning District: Section 1409 CC-P

HCB authority: Section 1435-05-4

Overlays: Section 1435 Historic Preservation

Historic District/Reg: Over the Rhine Historic District

COA Standard: Section 1435-09-2 COA; Standard of Review

Zoning Review

The proposed project has no zoning relief required. The proposed mixed use, residential and commercial, is permitted in the CC-P. When a commercial tenant is identified the specific use must be permitted in the CC-P district.

Certificate of Appropriateness Review:

A COA is required for the rooftop decks. While there will be visibility of the deck due to the location next to a playground and across the street from the Findlay Market Parking

garage, the position of the roof deck towards the middle of the building makes the deck less visible and does not overtake the historic façade. The placement of the deck is necessary due to structural loads and design of the roof.

Site Improvements

B. SPECIFIC GUIDELINES

 DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The lower deck is not highly visible from the principal façade as it is being cut into the roof and the sides showing the pitch of the roof will remain. To get access to the roof a room is being added to the middle of the roof in a dormer like fashion. Staff understands access is required for the roof, however we do feel that the minimal amount possible should be designed. This roof deck has designed two decks a lower deck and an upper deck. While roof decks are common in Overthe-Rhine a multi-level roof deck such as this is larger than what is typically permissible and staff feels that the deck should be downsized from the current design. The upper deck will be highly visible from west of the property and from the Findlay Market Parking lot. By removing the deck from the upper portion, the roof top addition would be minimal and would not go much above the west pitch of the roof. This would also bring the addition further back from the cornice as the stairs from the bottom deck to the top deck would removed. This would make the addition much less visible from the west portion of Findlay Street. The east side of the building would be hidden by 3 story property to the east along Race Street.

This design would give the applicants additional space in the attic while also providing a roof deck.

Roof decks should be minimal in nature and should not be highly visible. The proposed reductions will provide a deck similar to others that have been approved while not having a high visibility impact onto the building.

Other Considerations: N/A

Prehearing Results: A prehearing was held on May 17, 2017. A representative from the OTR infill committee was present.

Comments Provided to Staff: N/A

Consistency with Plan Cincinnati (2012):

"Sustain" Initiative Area "Preserve our built history"

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for 102 Findlay Street per plans Universal Drafting Services dated 6/2/2017 including any revisions submitted for permit subject to staff review and approval with the following condition:
 - The staircase and upper roof deck be removed from the scope of the project and just the penthouse addition and lower roof deck be constructed.
 - 2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - 1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

Package 1 (Documents)

- 1. Table of Contents
- 2. Adjudication Letter
- 3. COA Document Checklist
- 4. COA Application
- 5. Letter of Intent
- 6. YMCA Approval Letter
- 7. Auditor Record
- 8. Building Permit List
- 9. Hearing Witness List
- 10. Photo List

Package 2 (Photos 1-7)

Package 3 (Drawings)

- Drawing List
- 2. North Elevation (proposed)
- 3. CAGIS Map 1
- 4. CAGIS Map 2
- 5. Site Plan (proposed unchanged from current)
- 6. Sight Line Drawing West Elevation (proposed)
- 7. Attic and Rooftop Deck Floor Plans (proposed)
- 8. Attic and Rooftop Deck Drawings North Elevation Sections and East Elevation (proposed)
- 9. North, South, and East Elevations (current)



Date: 04-13-2017

Location: 102 Findlay Street Request: Roof addition

Zoning District: CC-P- Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Gene Matho and Scott Masturzo

Address:

Dear: Gene and Scott

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is in a Historic Conservation Overlay Zone and all roof top additions and roof decks are required to be heard by the Board. Attached to this letter is a copy of the Certificate of Appropriateness Application and the required documents. Please submit 3 copies of the application and the Documents Required that are checked. When you submit the copies of the application, the Documents Required Sheet and the HCB Application and Review fee of \$603 must be submitted as well.

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at http://www.cincinnati-oh.gov/buildings/zoning-administration/.

If you have any questions regarding the zoning hearing process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards - select Zoning Hearing Examiner.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,

Beth Johnson Urban Conservator (p): 513-352-4848

(e): beth.johnson@cincinnati-oh.gov



CINCINNATI'S HISTORIC CONSERVATION OFFICE Certificate of Appropriateness- Documents Required for Review

Histor	ic Conservation Board Review- Application Requirements 3 complete hard copies and a digital
сору р	provided on CD or emailed to beth.johnson@cincinnati-oh.gov
	Adjudication Letter from Historic Conservation Office.
	COA Application form
	A letter/narrative statement of intent and how the project meets the applicable guidelines
	The Hamilton County Auditors record or other documentation showing property ownership
	A letter/email of permission from the owner if a tenant applicant
	Hard copies of supporting documents at the time of the application. Drawings format of 11x17
	or 12x18 is preferred.
	A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing
_	or legal counsel, if any
	8 business days before the hearing date 10 hard copies and a new digital copy in pdf or jpeg (if
_	changes occurred to the initial submission) for the final board packet. Drawings must be
	formatted and retain the proper scale in 11x17 or 12x18.
	Torrideced drid retain the proper scale in 11x17 or 12x10.
Staff R	Review- Application Requirements
	COA Application form
	The Hamilton County auditors record, a copy of your or other documentation showing
_	ownership of the property
	A letter of permission to do alterations if a tenant applicant
	Any applicable drawings or materials
_	The state of the s
Reauii	red for all New Construction, Major Alterations and Additions (including decks)
-	ans, elevations and/or perspectives, drawn at a scale with detail to show the location of
	vements on the site and the architectural design and exterior appearance of buildings and
	ures on the site. These drawings and submission must include the following information (unless
	d by the Urban Conservator):
	An index of drawings located on the first sheet
	A scale (graphic required)
	North arrows and Elevations labeled with NSEW, front side and rear labels
	Context Map showing the building and context
	Existing and proposed site plan including, north arrow, street names, building footprints, parcel
	lines, and setback dimensions from all property lines labeled
	All properties and their structures immediately adjacent to the site must also be included in the
	site plan; a site section and/or site elevations, including any adjacent properties, may be
	required for new construction.
	Existing and proposed elevation drawings, floor plans, roof plans (with chimney locations)
	Existing and proposed principal and accessory buildings, including location, dimensions, and
_	height labeled;
	Driveways, sidewalks, walkways, terraces, and other paved surfaces;
	Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and
_	other site improvements;
	Existing and proposed landscape areas and materials, if proposed to be altered;
	O I share a section of the contract of the con

may be required to include samples of materials or color sa Labeled photos of all sides of the building and a 1 block stre Site line drawings for any roof additions and show drainage A color rendering, axonometric drawings and/or perspective (required on infill projects)	eetscape context in all directions
Required if applicable to the project- Consult with the Urban Cons	servator on what will be required for
your project	
☐ Historic Sanborn Maps of the site	
☐ Window brochures and cut sheet	
Roof product information (brochure)	
Garage door brochures	
☐ Sample materials upon request	
Fence drawings of style, fence brochures or photo of a sam	•
Signs; drawings, photo showing the sign on the building, molillumination	ounting into, materials, colors and
☐ Mature tree removal requires a letter from an arborist stati	ing its poor health
☐ All written correspondence submitted by the applicant and	other affected persons
☐ Tentative project schedule	
Number of residential units and /or square feet of commer	cial space
Demolition (full or partial)	
Demolition Case Sheet unless otherwise not required by the	e Urban Conservator
Variance/Condition Use/Special Exemption	
☐ Zoning Relief Application	
☐ Written statement explaining how your project meets the s☐ All required documents listed in the Zoning Relief Application	· · · · · · · · · · · · · · · · · · ·

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or urban.conservator@cincinnati-oh.gov

^{*} Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator.



II Centennial Plaza 805 Central Avenue, Suite 500 Cincinnati, Ohio 45202 Monday- Friday 7:30 am—4 pm (513) 352-4848 Beth.Johnson@Cincinnati-OH.gov

Office Use Only		
Application #:		
Date Accepted: _		
☐ Staff Review	□ Board Review	
□ Paid:		
Date Perfected: _		
Hearing Date:		

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY				
Site Address:				
Hamilton Co. Parcel ID No.: Zoning District: Historic District: Overlay District:				
APPLICANT INFO				
Contact Person (if legal entity):Address:				
City: State: Zip Code: Phone: E-mail:				
PROPERTY OWNER INFO SAME AS ABOVE				
Name: Contact Person (if legal entity): Address:				
City: State: Zip Code: Phone: E-mail:				
				
CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)				
□ New Construction □ Alteration □ Demolition				
Provide a very brief summary of the project:				
ZONING RELIEF Yes No				
Provide a very brief summary of the zoning relief requested:				
SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS				
Demolition requests must include all required demolition forms. All applications that include requests for zoning relief must include a zoning hearing application. All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.				
I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.				
Applicant Signature: Date:				

9891 Montgomery Rd., #193 Cincinnati, OH 45242

April 21, 2017

Beth Johnson Urban Conservator 805 Central Ave., Suite 500 Cincinnati, OH 45202

Re: Certificate of Appropriateness Application for the construction of a residential rooftop deck at 102 Findlay St., Cincinnati OH 45202

Dear Ms. Johnson,

As the owner of the property at 102 Findlay St. (as the sole representative of JSK Props LLC), please note my desire to construct a modest residential rooftop deck at this location. The intent of this proposed building enhancement is to maximize the utility and value of this property while maintaining all features of historical significance, neighborhood appropriateness, structural integrity, and safety.

I'm thrilled to be a part of the ongoing revitalization of Over-the-Rhine, and I hope that the Historic Conservation Board will agree that this plan represents a clear positive contribution to the neighborhood. My wife and I intend to occupy one of the three residential units and may actively participate in the business that will occupy the commercial unit, so we are obviously invested in this project and the neighborhood in more ways than one.

Listed below are several factors I'd especially like the Historic Conservation Board to consider:

- 1. From the East, the deck will be completely hidden from view by a taller adjacent building. Please see the attached pictures.
- 2. From the North, the deck will be completely hidden from view by a taller adjacent building. Please see the attached pictures.
- 3. From the South, the deck will be hidden from view for sight lines originating from across Findlay St. at a height of 6 feet. Its front section will be recessed beneath and behind the original façade, and its small elevated section designed toward the rear of the building will also be hidden by the façade. Please see the attached pictures and sight line drawing.
- 4. From the West, only a small fraction of the small elevated section of the deck will be visible from the neighboring property, the YMCA's Christ Child Day Nursery. Please see the attached pictures and letter from Jeff Kordenbrock indicating approval from the YMCA.

- 5. The design is very similar to that of several others in Over-the-Rhine, including a close nearby property (1832 Race St.). Please see the attached pictures.
- 6. The deck will be shared by building tenants, allowing each access to outdoor space and city views previously not available at this location.
- 7. Building details of historical and architectural significance (such as the façade and all current brick work) will not be altered.
- 8. The intended location of the deck relative to the roof has been carefully considered. The upper rear section is close enough to the front of the building to connect conveniently with the lower front section and finished attic space beneath it, as well as to provide tenants with a view of the Central Business District skyline not visible from the lower section. At the same time, the front section is low enough and the upper section is situated rearward enough to both be hidden from street view. Moving the upper section any further rearward would introduce daunting engineering challenges due to the support structure in the rear half of the building. It would also interfere with a potential solar installation and skylights designed above the units in the rear half of the building.

I kindly request your consideration toward allowing this project to continue toward permitting. I'm happy to share any additional details upon request, eager to hear any suggestions, open to sensible changes, and committed to meeting all requirements from the City of Cincinnati.

Sincerely

Scott A. Masturzo

JSK Props LLC

scottmasturzo@gmail.com

513-405-5172



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

April 5, 2017

Historic Conservation Board Beth Johnson City of Cincinnati 805 Central Ave. Suite 500 Cincinnati, OH 45202

Dear Beth,

We received a call from Scott Masturzo owner of the property at 102 Findlay Street regarding a proposed roof deck he would like to put on his building.

We currently own and operate Christ Child Nursery at 112 Findlay Street which is next door to his building. He asked us to prepare a letter to you with our approval to proceed with this project.

We have reviewed the drawings that he has provided to us and we have no objection to the proposed changes. Our only concern would be that trash or debris could be thrown over the side, but we are confident they would take care of this issue should it occur.

If you have any questions please feel free to call me on 513-725-6692.

Regards,

Jeff Kordenbrock
Director of Facilities

and Property Management

Cc:

Scott Masturzo
Jim Hull - YMCA
Trish Kitchell - YMCA

Dusty Rhodes, Hamilton County Auditor

Property Report

generated on 4/19/2017 5:52:05 PM EDT

 Parcel ID
 Address
 Index Order
 Tax Year

 096-0006-0090-00
 102 FINDLAY ST
 Parcel Number
 2016 Payable 2017

	Property Information	
Tax District001 - CINTI CORP-CINTI CSDSchool DistrictCINCINNATI CSD		Images/Sketches
Appraisal Area 01801 - OVER THE RHINE 01	Land Use 401 - APARTMENT, 4-19 UNITS	
Owner Name and Address JSK PROPS LLC 9891 MONTGOMERY RD #193 CINCINNATI OH 45242 (call 946-4015 if incorrect)	Mailing Name and Address JSK PROPS LLC 9891 MONTGOMERY RD #193 CINCINNATI OH 45242 (call 946-4800 if incorrect)	unw.H.amilton.County.W.u.Grova.2.
Assessed Value 12,070	Effective Tax Rate 95.401744	Total Tax \$1,160.90
Property Description		·

102 FINDLAY ST 24 X 100 IRR LOT 2 FINDLAY & GARRARDS

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Rental Registration No Homestead No Owner Occupancy Credit No Foreclosure No			
Rental Registration No Homestead No Owner Occupancy Credit No Foreclosure No Special Assessments Yes Market Land Value 6,060 CAUV Value 0 Market Improvement Value 28,440 Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Tax/Credit/Value Summary		
Homestead No Owner Occupancy Credit No Foreclosure No Special Assessments Yes Market Land Value 6,060 CAUV Value 0 Market Improvement Value 28,440 Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Board of Revi	sion	No
Owner Occupancy Credit No Foreclosure No Special Assessments Yes Market Land Value 6,060 CAUV Value 0 Market Improvement Value 28,440 Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Rental Regist	ration	No
No Special Assessments Yes Market Land Value 6,060 CAUV Value 0 Market Improvement Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Exempt Value 0 Taxes Paid \$585.15	Homestead		No
Special Assessments Yes Market Land Value 6,060 CAUV Value 0 Market Improvement Value 28,440 Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Owner Occup	ancy Credit	No
Market Land Value 6,060 CAUV Value 0 Market Improvement Value 28,440 Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Foreclosure		No
CAUV Value 0 Market Improvement Value 28,440 Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Special Asses	sments	Yes
Market Improvement Value 28,440 Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Market Land	Value	6,060
Market Total Value 34,500 TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	CAUV Value		0
TIF Value 0 Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Market Impro	vement Value	28,440
Abated Value 0 Exempt Value 0 Taxes Paid \$585.15	Market Total	Value	34,500
Exempt Value 0 Taxes Paid \$585.15	TIF Value		0
Taxes Paid \$585.15	Abated Value		0
	Exempt Value	e	0
Tax as % of Total Value 0.000%	Taxes Paid		\$585.15
	Tax as % of 7	otal Value	0.000%

Notes

9891 Montgomery Rd., #193 Cincinnati, OH 45242

April 21, 2017

Beth Johnson Urban Conservator 805 Central Ave., Suite 500 Cincinnati, OH 45202

Re: Certificate of Appropriateness Application for the construction of a residential rooftop deck at 102 Findlay St., Cincinnati OH 45202

Dear Ms. Johnson,

Below is a list of Cincinnati building permits already approved for work at 102 Findlay St. and a brief summary and status of the work completed or ongoing toward each:

2016P01950 - rear building demolition completed Spring 2016

2016P11036 - brick repair completed December 2016

2016P04547 - interior alterations underway*

*Some interior alterations are on hold pending this COA application and the additional permits required for the proposed rooftop deck.

Thank You,

Scott A. Masturzo

JSK Props LLC

scottmasturzo@gmail.com

513-405-5172

9891 Montgomery Rd., #193 Cincinnati, OH 45242

April 21, 2017

Beth Johnson Urban Conservator 805 Central Ave., Suite 500 Cincinnati, OH 45202

Re: Certificate of Appropriateness Application for the construction of a residential rooftop deck at 102 Findlay St., Cincinnati OH 45202

Dear Ms. Johnson,

Below is a list of witnesses intending to appear at the hearing and contact information for each of us:

Scott Masturzo, for JSK Props LLC – building owner 513-405-5172 scottmasturzo@gmail.com

Tom Bryant, for Tom Bryant Custom Homes – contractor 513-535-5248 tbryant3@cinci.rr.com

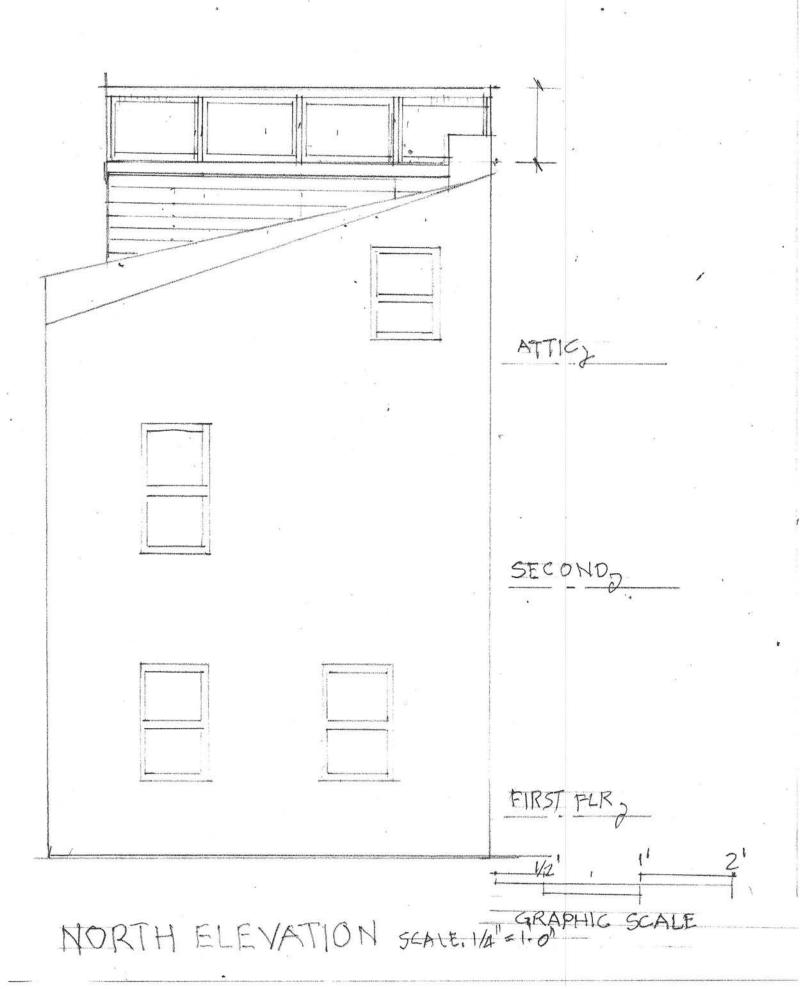
Gene Matho, for Universal Drafting Service – designer 513-367-5778 uniserve@fuse.net

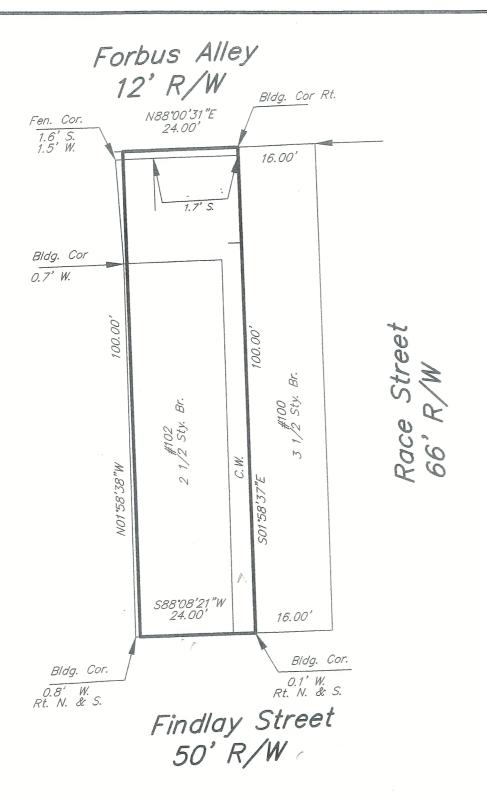
Thank You,

Scott A. Masturzo JSK Props LLC

- 1. from East down Findlay Street
- 2. from East down Eton Place
- 3. from North across Eton Place
- 4. from South across Findlay Street
- 5. from West (nursery yard)
- 6. from Southwest (Findlay Market Lot)
- 7. 1832 Race Street from West across Race Street

- 1. Drawing List
- 2. North Elevation (proposed)
- 3. CAGIS Map 1
- 4. CAGIS Map 2
- 5. Site Plan (proposed unchanged from current)
- 6. Sight Line Drawing West Elevation (proposed)
- 7. Attic and Rooftop Deck Floor Plans (proposed)
- 8. Attic and Rooftop Deck Drawings North Elevation Sections and East Elevation (proposed)
- 9. North, South, and East Elevations (current)

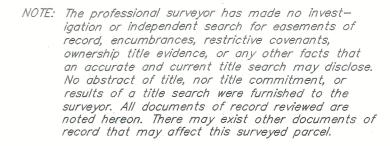






JA. Morps 3-17-16

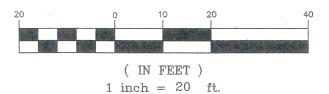
Joseph N. Koopman Ohio Reg. No. 7184 P.S. 5545 Stokeswood Ct. Cincinnati Ohio, 45238 H.513.922.2752 C.513.235.2855

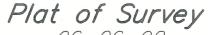


NOTE: Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of the property.

NOTE: In providing this boundary survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.

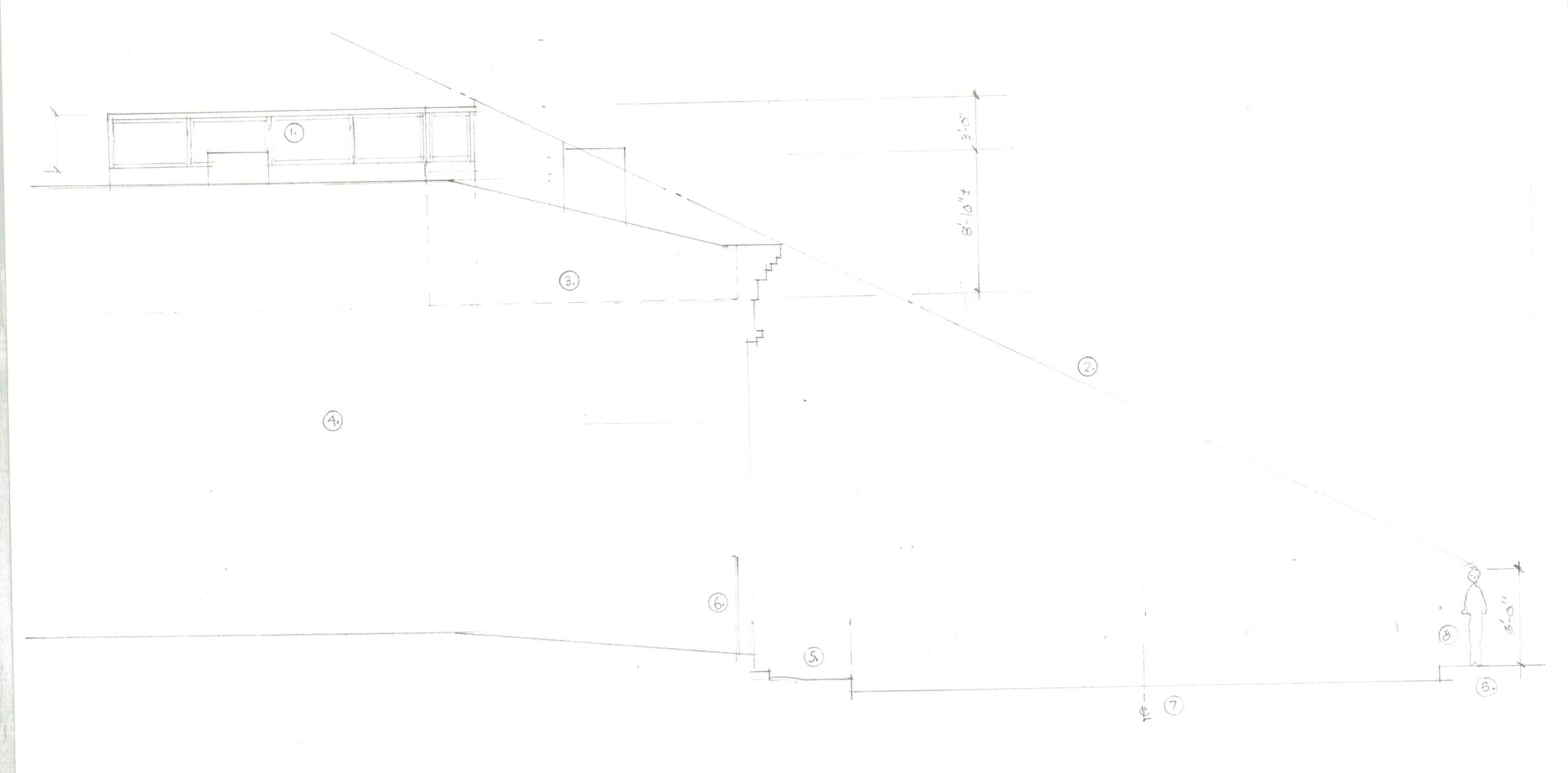
GRAPHIC SCALE





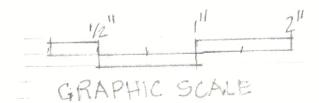
96-06-90
102 Findlay Street
Pt. Lot H
James Findlay & Jeptha Gerrard
D.B. 47, Page 319, H.C.R.O.
Sec.3, F.R.2, T.3
Millcreek Township
City of Cincinnati
Hamilton County, Ohio
Scale: 1"=20' March, 2016





SIGHT LINE DRAWING

SCALE.. 1/4" = 1-0"



GENERAL NOTES

- 1, Proposed upper deck with Metal posts ,top guard painted black and tempered clear glass and wood trim painted white
- wood trim painted white

 2. Straight line drawing at 6'-0" person view

 3. Existing lower roof deck

 4. Existing face brick wall to remain

 5. Existing side walk

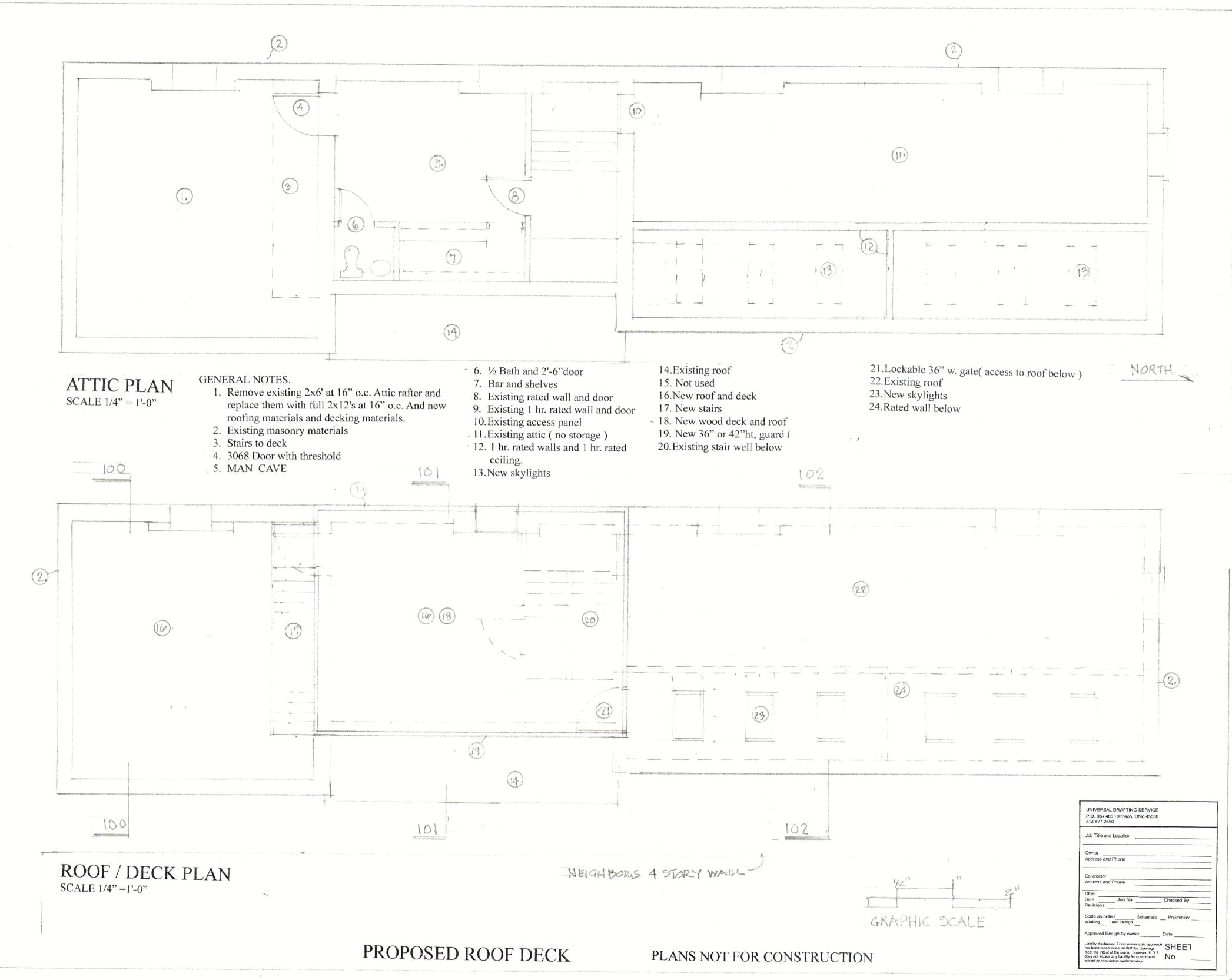
 6. Existing neighbor's chain link fence

 7. Existing street

 8. Person at walk

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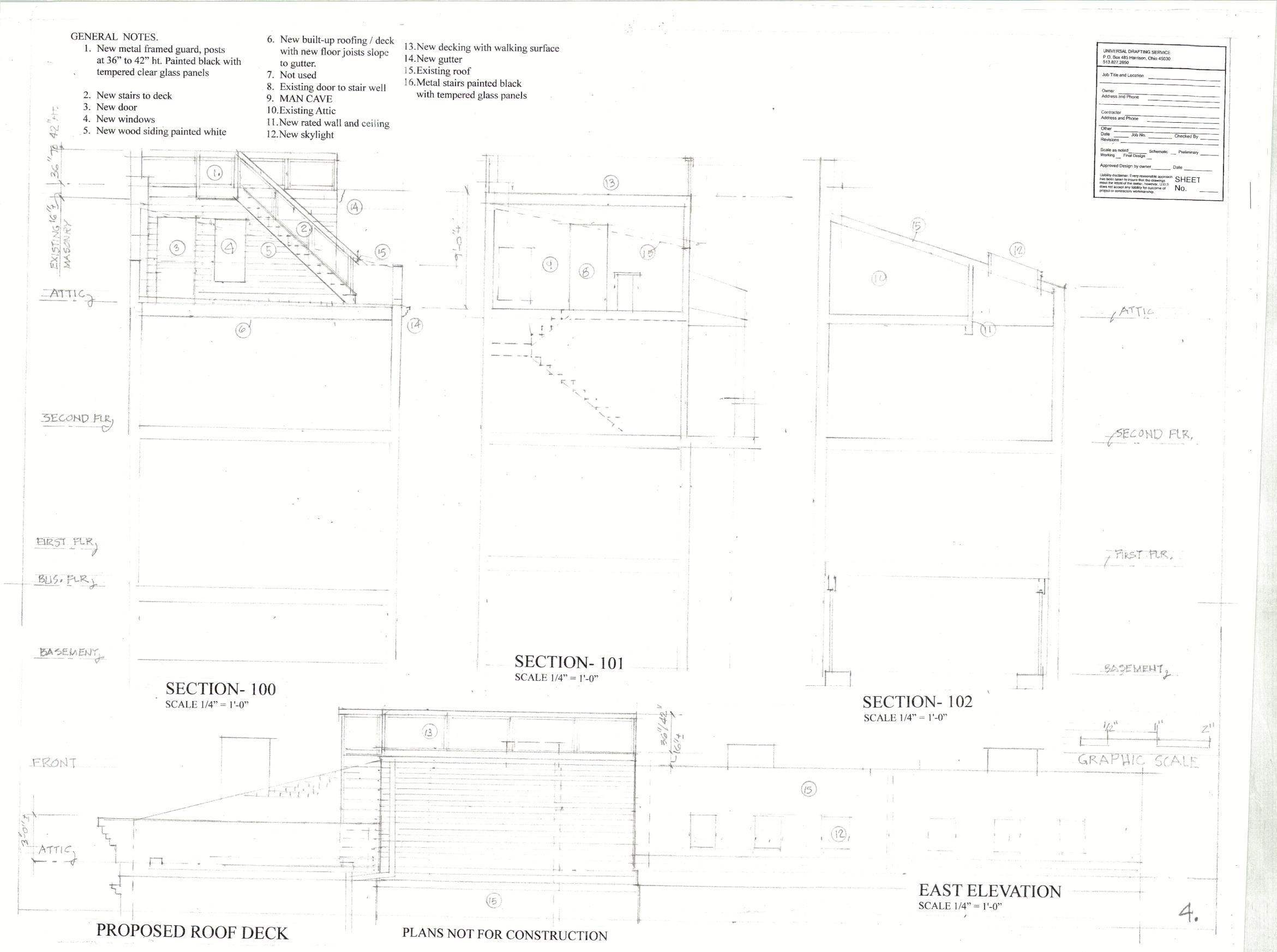
PLANS NOT FOR CONSTRUCTION

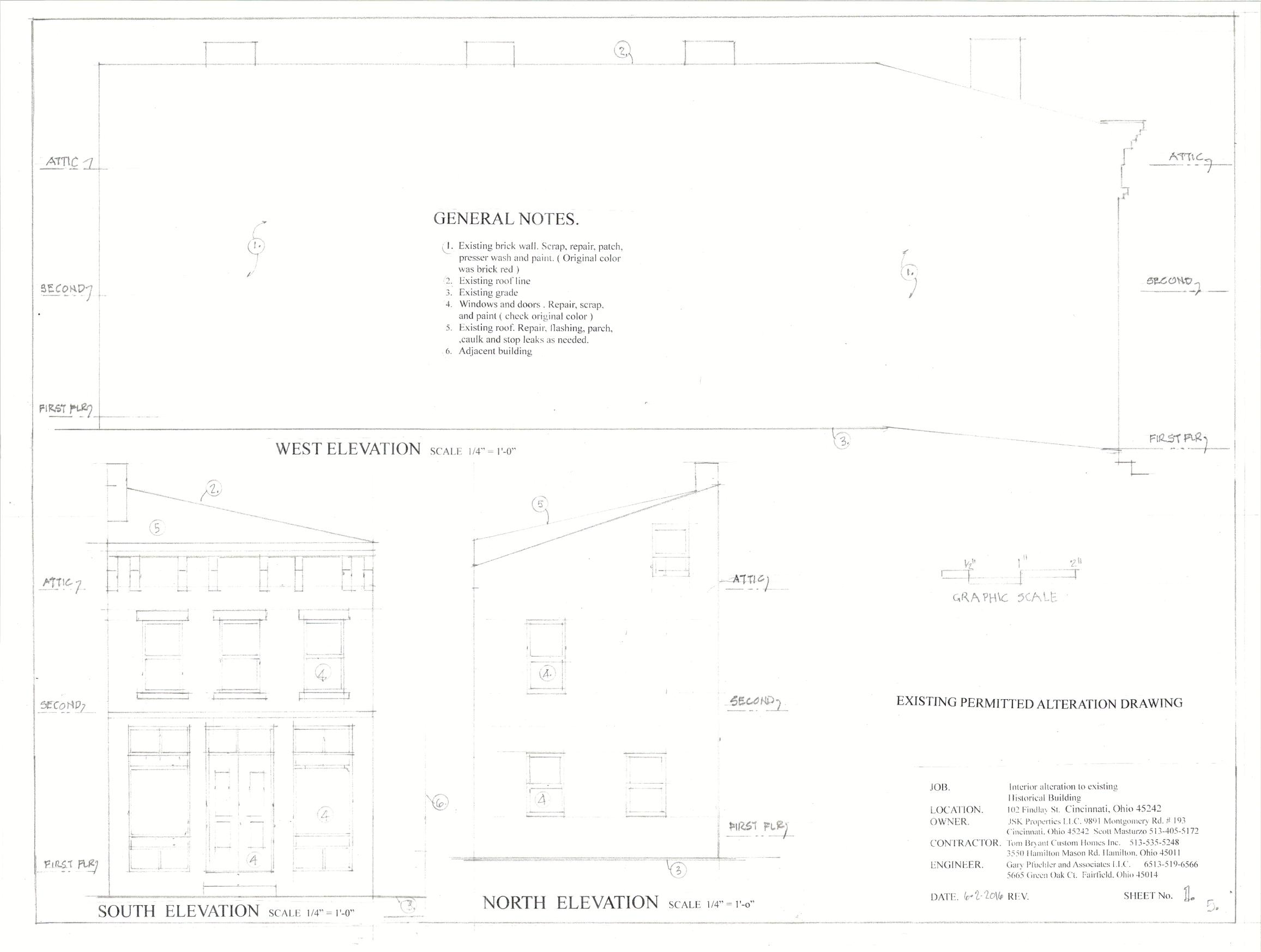


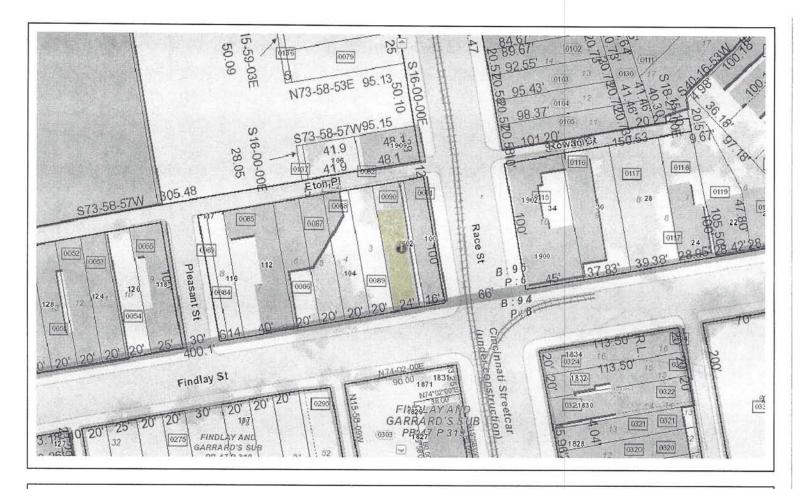
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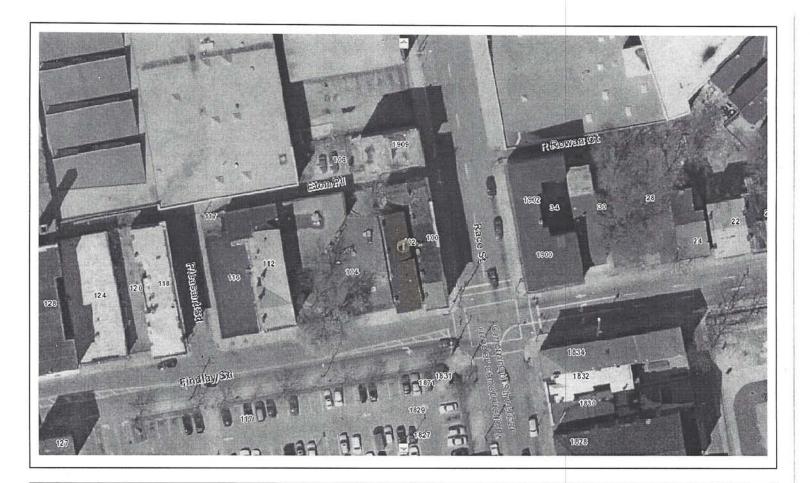




CAGIS Online Map

Printed:Apr 17, 2017 CAGIS@2016



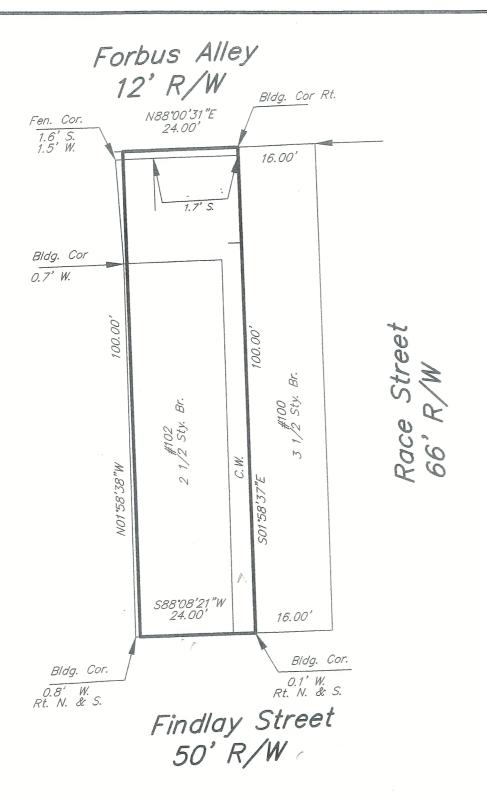




CAGIS Online Map

Printed:Apr 17, 2017 CAGIS©2016

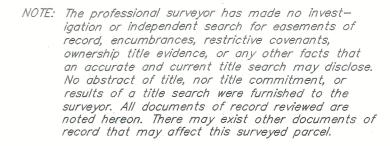






1. Vorpa 3-17-16

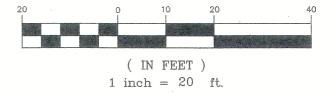
Joseph N. Koopman Ohio Reg. No. 7184 P.S. 5545 Stokeswood Ct. Cincinnati Ohio, 45238 H.513.922.2752 C.513.235.2855

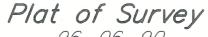


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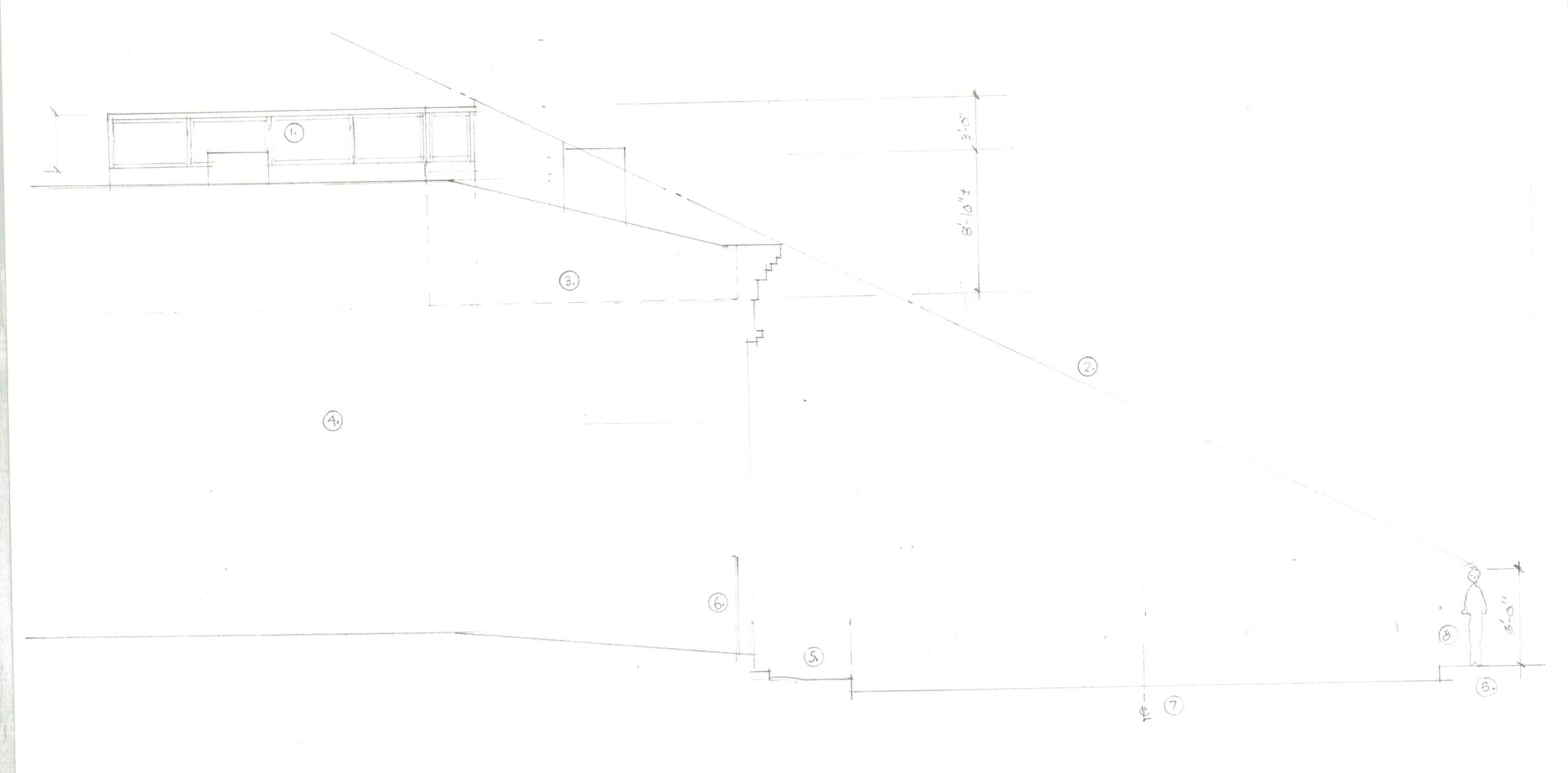
GRAPHIC SCALE





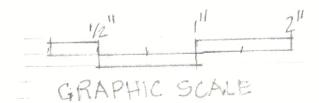
96-06-90 102 Findlay Street Pt. Lot H James Findlay & Jeptha Gerrard D.B. 47, Page 319, H.C.R.O. Sec. 3, F.R.2, T.3 Millcreek Township City of Cincinnati Hamilton County, Ohio Scale: 1"=20' March, 2016





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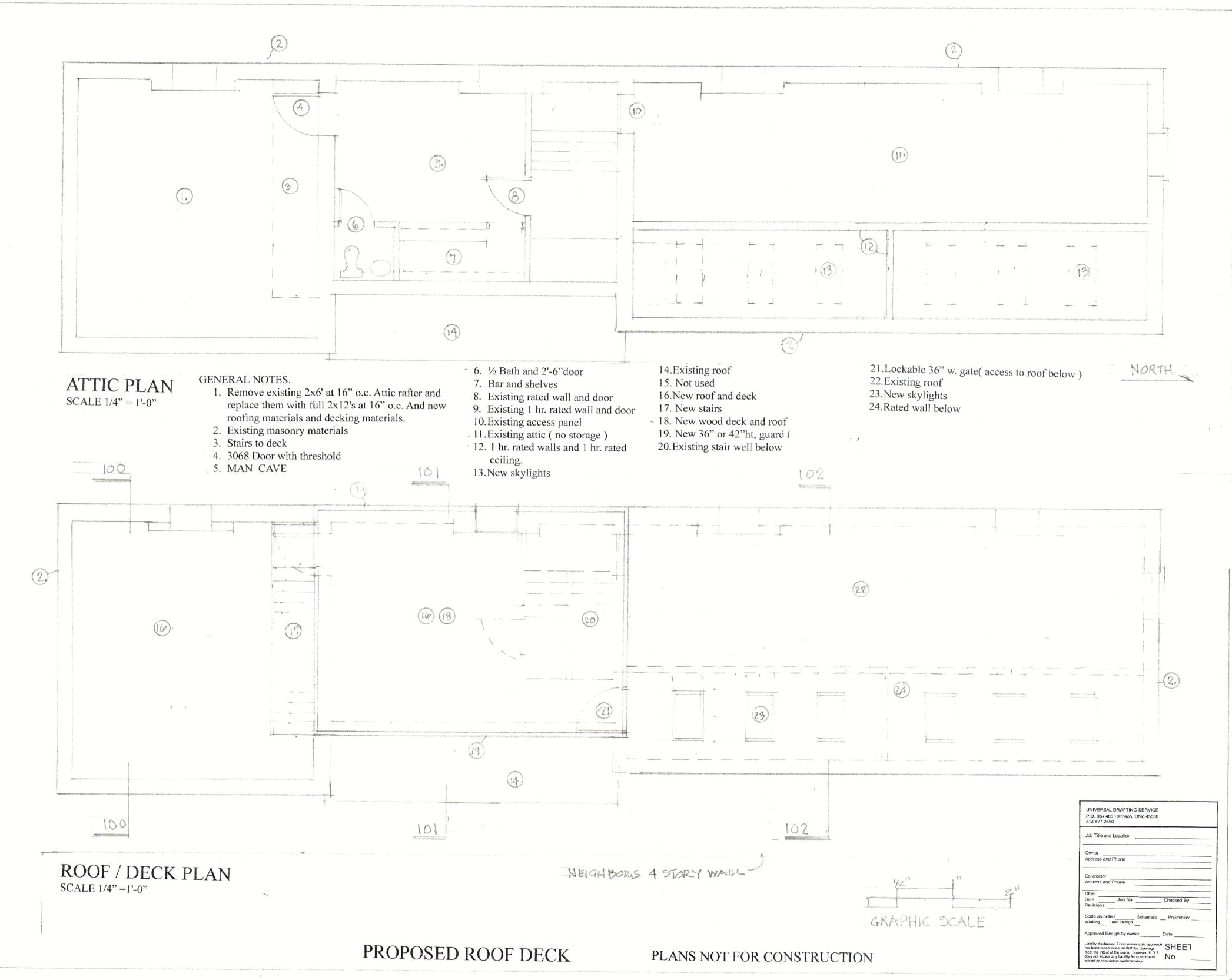
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PLANS NOT FOR CONSTRUCTION



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